

To Let



Wigan

Unit 29-31 Makinson Arcade, The Galleries Shopping Centre

Ground Floor: 556 sq ft (51.65 sq m)

Rent on Application

Popular and Longstanding Cafe

Location & Description:

- **Makinson Arcade sits at the entrance to the former Galleries Shopping Centre which is to be redeveloped as part of a £135m scheme to include cinema, bowling, market hall and hotel.**
- **The quaint Victorian Arcade is well located in Wigan Town Centre and is accessed from both Standishgate and Market Street. The arcade is home to a range of independent retailers and will benefit from the new development directly adjacent.**
- **Unit 29-31 has been used for many years as a popular café with seating at ground and first floors having a loyal customer base.**

Demise:

Ground Floor 556 sq ft (51.65 sq m)
First Floor 515 sq ft (47.85 sq m)
Basement 526 sq ft (48.87 sq m)

Rent:

Available upon request.

Lease:

A new full repairing and insuring lease for a term of years to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £7,485.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £9,600.

Date Prepared:

August 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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