

To Let - Former Pizza Hut Premises

Fully fitted unit immediately available for restaurant or retail use



Reduced Rent



Wigan

2 Robin Park, Robin Park Road, Anjou Boulevard, WN5 0UJ

Total Approx. Area: 3,554 sq ft (330.18 sq m)

Quoting Rent: £65,000 pax

To let as a whole, may consider a split option

Location & Description:

- Purpose built single storey detached fully fitted restaurant premises benefiting from highly visible location at the front of Robin Park, adjacent to Omniplex cinema and Taco Bell drive thru'.
- Other tenants on the scheme include Club 300 Bingo, Greene King family pub, JD Gyms and their regional HQ as well as 924 car parking spaces on site.
- Premises suitable for a variety of uses including restaurant and retail, subject to planning.
- May consider split options.

Demise:

Ground Floor (approx) 3,554 sq ft (330.18 sq m)

Rent:

£65,000 per annum exclusive.

Lease:

A new eFRI lease for a period of 10 years.

Premium:

Nil premium required for the benefit of a fully fitted unit.

Service Charge:

On-account service charge for the current year stands at approximately £10,677.

EPC:

Energy Performance Rating Assessment - B, further details upon request.

Legal and Professional Fees:

Each party to pay their own legal costs.

Rating Assessment:

Rateable Value (April 2026) - £94,000.

Rates Payable - £51,324.

Parties to make their own enquiries.

Planning:

Class E use.

Date Prepared:

Updated March 2026

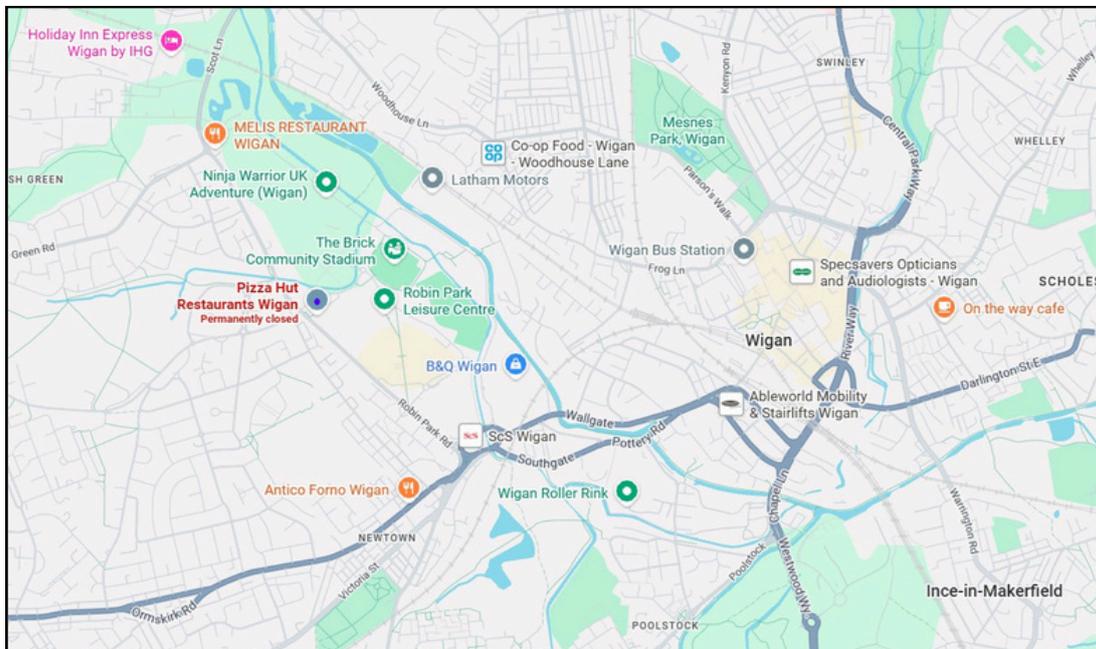
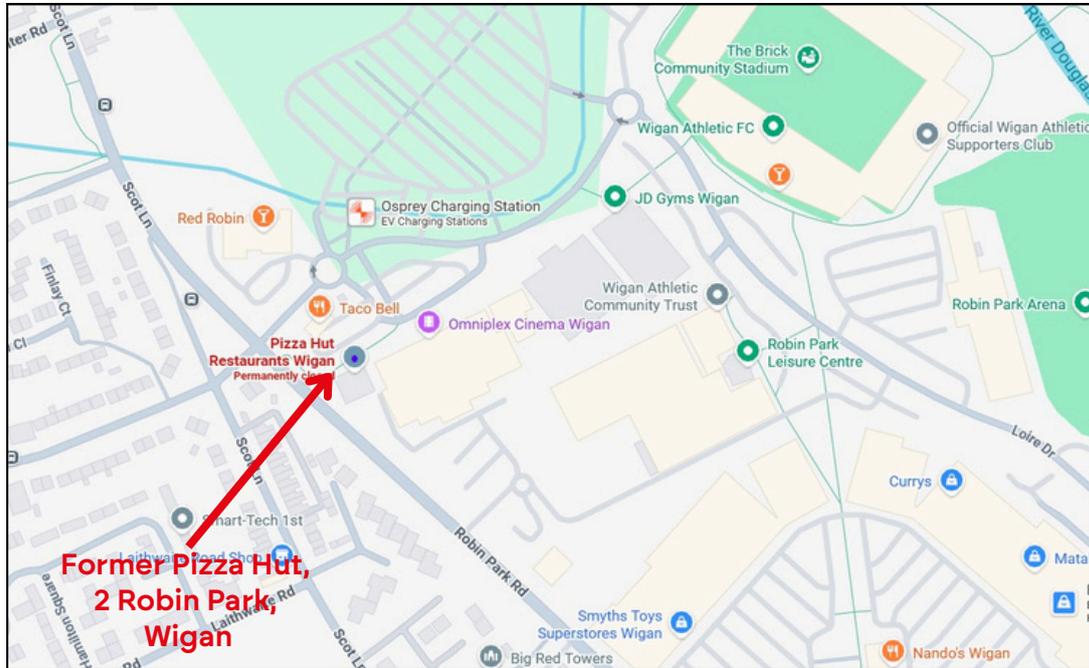
MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:**Nick Ferris**

07970 850037

nick@barkerproudlove.co.uk

Viewings - strictly by appointment with the Agents



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