

# To Let

Unit 2



# Wigan

Unit 2 Makinson Arcade, The Galleries Shopping Centre

Total Area: 2,374 sq ft (220.55 sq m)  
Rent on application

## Location & Description:

- **Makinson Arcade forms part of the Galleries Shopping Centre which is currently under redevelopment.**
- **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.**
- **Unit 2 is an attractive, well configured unit situated at the Standishgate entrance to the Arcade and would be well suited to a wide range of uses.**

### Demise:

Ground Floor 1,258 sq ft (116.87 sq m)

Basement 1,116 sq ft (103.68 sq m)

### Rent:

Available upon request.

### Lease:

A new FRI lease for a term of years to be agreed.

### Service Charge:

On-account service charge for the current year stands at approximately £11,563 pax.

### EPC:

Energy Performance Rating Assessment - E.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2026) - £16,500.

### Date Prepared:

January 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:

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Wigan (2 Makinson Arcade)

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