

To Let



Wigan

Unit 24 Makinson Arcade, The Galleries Shopping Centre

Ground Floor: 311 sq ft (28.89 sq m)

Rent on Application

Location & Description:

- Makinson Arcade sits at the entrance to the former Galleries Shopping Centre which is to be redeveloped as part of a £135m new neighbourhood scheme, known as Fettle's.
- 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 24 is a former nail salon within the centre of the arcade and would be well suited to a wide range of uses.

Demise:

Ground Floor 311 sq ft (28.89 sq m)

First Floor 249 sq ft (23.13 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 £3,898 pax.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) - £4,650.

Date Prepared:

May 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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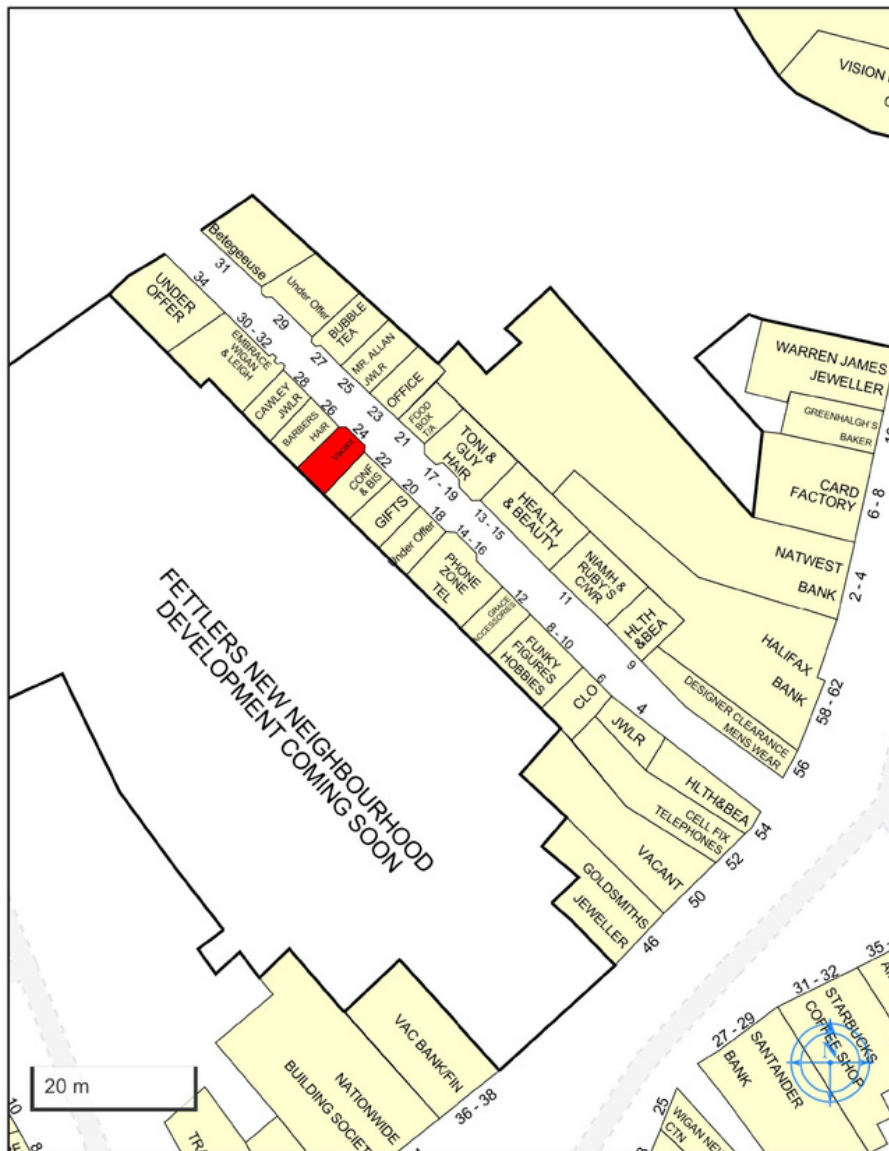
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Wigan (Unit 24 Makinson Arcade Goad)

Modified: 12-May-26 10:55:27 / Surveyed: 23-Sep-24



Ordnance Survey

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Illustrative view of Woodcock Square



Illustrative view of Makinson Arcade



Illustrative Master Plan

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