

**SHOPPING CENTRE PROPERTY / CLASS A1**

Unit 4 Makinson Arcade, The Galleries, Wigan

**LET****Rent: On application****Ground Floor Area**

266 Sq ft / 25 Sq M

**Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** gary@barkerproudlove.co.uk**Jessica Swain****Mob:** 07885 127366**Email:** jessica@barkerproudlove.co.uk**Tom Prescott****Mob:** 07841 168163**Email:** tom@barkerproudlove.co.uk

**Location:**

The Galleries is a shopping complex the heart of Wigan town centre, benefiting from prime entrances on Standishgate and within easy walking distance of the town's bus station and 2 train stations. The scheme houses the town's covered market hall and major retailers include Poundland, Bodycare, Savers, Bonmarche and Home Bargains.

The unit is part of the quaint Makinson Arcade and benefits from the passing footfall from The Galleries and The Grand Arcade.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	266	24.71
First Floor	241	22.39

**Rent:**

Upon Application.

**Business Rates:**

The premises currently has a rateable value of £8,500. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**Service Charge:**

The on-account service charge for the year 2020 stands at approximately £3,192.

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

July 2020

Subject to Contract

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