

HIGH STREET PROPERTY / CLASS E

10 Market Street, Wigan WN1 1JN



Rent: On application

Ground Floor Area

1,244 Sq ft / 116 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

The subject unit is located on Market Street in Wigan, in a busy location close to the towns two railway stations and newly refurbished bus station.

The unit is located opposite The Galleries Shopping Centre which is planned for redevelopment following purchase by Wigan Metropolitan Borough Council.

Neighbouring occupiers include Lloyds Bank, Barclays, Hays Travel and JD Wetherspoon.

Demise:	Sq Ft	Sq M
Ground Floor	1,244	115.57
First Floor	1,158	107.58
Second Floor	1,903	176.79
Basement	975	90.58

Rent:

The passing rent is £30,000 per annum exclusive.

Tenure:

The premises are currently held on a lease which expires on 13/09/2027 with tenant only break on 13/09/2022. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £23,750.

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.

EPC:

Energy Performance Asset Rating - TBC

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:

December 2020

Subject to Contract

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