

SHOPPING CENTRE PROPERTY / CLASS A1

11 Leigh Arcade The Galleries, Wigan

**Rent: On application****Area**

2,309 Sq ft / 215 Sq M

WITHDRAWN**Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** gary@barkerproudlove.co.uk**Tom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

Location:

The Galleries is a shopping complex the heart of Wigan town centre, benefitting from prime entrances on Standishgate and within easy walking distance of the town's bus station and 2 train stations; Wallgate and North Western. The scheme houses the town's covered market hall and major retailers include Poundland, Bodycare, Savers, Bonmarche and Home Bargains. Wigan Borough has a catchment population in excess of 300,000 people.

The subject unit is located on Leigh Arcade, a pitch dominated by major national tenants including Poundland, Savers, Yours, Bonmarche, The Works and Bodycare.

Demise:	Sq Ft	Sq M
Ground Floor	2309	214.51

Rent:

Upon application

Tenure:

The property is available to let by way of a new Full Repairing & Insuring lease on a term of years to be agreed.

Business Rates:

The unit has a 2017 rateable value assessment of £44,750

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at the Local Council.

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

Service Charge:

The on-account service charge for the year 2018 stands at approximately £10,647.

EPC:

Energy Performance Asset Rating - C

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:

February 2020

Subject to Contract

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