

SHOPPING CENTRE PROPERTY / CLASS E

Unit 27 Makinson Arcade, Wigan

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

307 Sq ft / 29 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** gary@barkerproudlove.co.uk**Simon Colley****Mob:** 07966 181708**Email:** simon@barkerproudlove.co.uk

Location:

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 27 is an attractive, well configured unit in the centre of the arcade and would be well suited to a wide range of uses.

Demise:	Sq Ft	Sq M
Ground Floor	307	28.52
First Floor	295	27.41

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 premises currently has a rateable value of £5,600. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the current year stands at approximately £4,178.

EPC:

Energy Performance Asset Rating - D

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:

September 2022

Subject to Contract

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Wigan



Experian Goad Plan Created: 09/08/2022

50 metres

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