

SHOPPING CENTRE PROPERTY / CLASS A1
Unit 28, 4 Atherton Square The Galleries, Wigan



Rent: On application

Area

887 Sq ft / 82 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WITHDRAWN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 Atherton Square, in close proximity to Yours, Home Bargains and Bodycare.

Demise:	Sq Ft	Sq M
Ground Floor	887	82.4

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 £16,250

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 businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2018 stands at approximately £3,962.

EPC:

Energy Performance Asset Rating - E

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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020