

SHOPPING CENTRE PROPERTY / CLASS A1

54 Market Place (2 Makinson Arcade) The Galleries, Wigan



**Rent: On application**

**Total Area**

1,258 Sq ft / 117 Sq M

**WITHDRAWN**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**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 benefits from 100% prime retail location within the town centre at the junction of Makinson Arcade and Standishgate, opposite the entrance to Grand Arcade Shopping Centre.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	480	44.6
Basement	348	32.3
First Floor	430	40

**Rent:**

Upon application.

**Tenure:**

Subject to vacant possession, the premises are available on a new lease for a term to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment of £19,500.

For further details visit Gov.uk or contact the business rates department in 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 2019 stands at approximately £8,491 per annum.

**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:**

February 2020

Subject to Contract

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