

# SHOP TO LET WIGAN

13/15 Fleet Street, Orrell, WN5 0DU



## Brady Chartered Surveyors

Alliance House,  
30 Cross Street,  
Manchester M2 7AQ

T: 0161 839 1213  
F: 0161 839 1046

E: office@bradys.co.uk  
www.bradys.co.uk



**LOCATION / DESCRIPTION** – The shop is located approximately 2.5 miles to the west of Wigan Town Centre in a densely populated residential area, forming part of the Orrell/Pemberton neighbourhood shopping district. The subject premises are located just off Ormskirk Road leading onto Fleet Street which gives access to a number of surface level car parks located to the rear of the parade.

The property comprises a single storey brick built shop with suspended ceiling, terrazzo tiles to the ground floor sales area with staff room and WC to the rear. A basement with low headroom provides further storage. There is a loading bay to the side and parking to the rear.

**ACCOMMODATION** – The subject premises have the following approximate areas / dimensions :

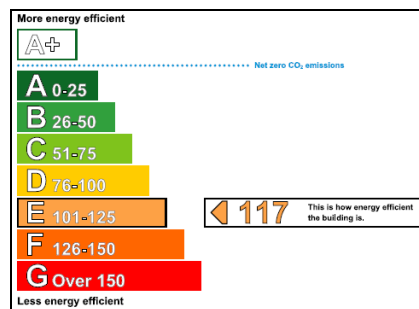
Internal Width (front)	25' 1"	7.647 m
Shop Depth	39' 7"	12.069 m
Ground Floor Sales (including Post Office)	1097 sq.ft.	101.42 sq.m.
Rear storage and staff room area	283 sq.ft.	26.28 sq.m.
Ground Floor WC	-	-
Basement Storage (low headroom)	642 sq.ft.	59.64 sq.m.

*Whilst we believe the above measurements are correct, interested parties are advised to verify these themselves.*

**LEASE TERMS** – The premises are held on a 20 year lease expiring April 2032 at a rent of £25,000 per annum exclusive.

**DISPOSAL TERMS** - The lease is available on a free assignment.

**EPC** – 0790-2906-0348-7030-0024 (E)



**LEGAL COSTS** – Each party are to bear their own legal costs incurred in the documentation of this transaction.

**RATING ASSESSMENT** – We have been verbally informed by the Local Rating Authority that the premises have Rateable Value of £13,500 from April 2017. We would advise interested parties to verify this information themselves.

**VIEWING** – Strictly by appointment with John Brady/Sarah Jones of this office, or through our joint agents, Dan Crawshaw @ Parkinson : 07949-729-229.

**For details of other properties our web-site address is - [www.bradys.co.uk](http://www.bradys.co.uk)**

**MISDESCRIPTION** - The agents and vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property. DETAILS PREPARED : February 2018

