

RETAIL UNITS

TO LET

SCHOLES PRECINCT
SCHOLES,
WIGAN,
WN1 3SD



LOCATION

The available retail units are situated within Scholes Precinct. The precinct is located approximately a quarter of a mile from Wigan Town Centre, see map.

DESCRIPTION

The available units comprise self-contained retail properties which will be subject to refurbishment and modernisation. All the units benefit from roller security shutters, mains electric, water and drainage, glazed window frontage and WC facilities. There is ample car parking available around the precinct.

AVAILABILITY / FLOOR AREAS

Unit 97 – 610 sqft (56.65 sqm)

Unit 99 – 652 sqft (60.57 sqm)

Unit 103 'Snax' – 4,243 sqft (394.33 sqm) *Arranged over two floors*

Unit 109 (workshop) – 373 sqft (116.25 sqm)

RENTAL

Unit 97 – £5,500 per annum exclusive.

Unit 99 – £5,500 per annum exclusive.

Unit 103 – £25,000 per annum exclusive.

Unit 109 - £3,500 per annum exclusive.

TERMS / SERVICE CHARGE

The units are available by way of a new 3-year lease. A service charge is payable for the management and maintenance of the common areas. Further details available upon request.

RATEABLE VALUE –

Unit 97 & 99 £6,000

Unit 103 - £22,000

Unit 109 - £4,150

These properties may qualify for business rates relief, please contact Wigan Council on 01942 244991 visit www.gov.uk/introduction-to-business-rates for further information.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

VIEWING

Strictly by appointment

CONTACT

Mark Harrison

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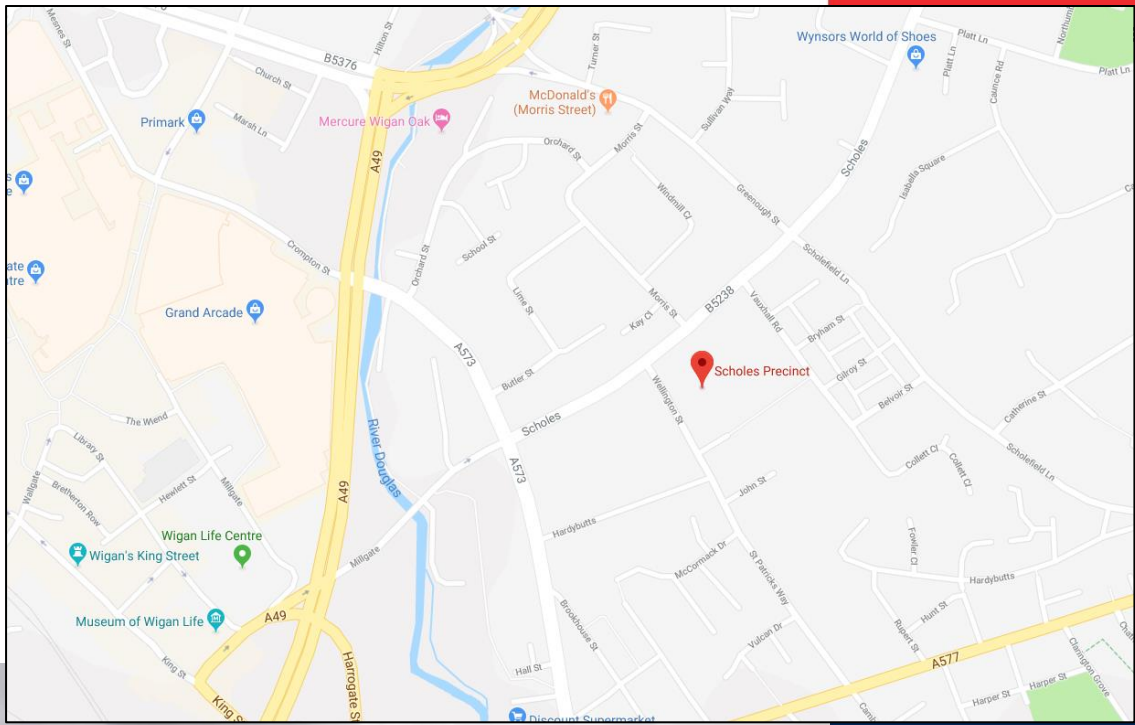
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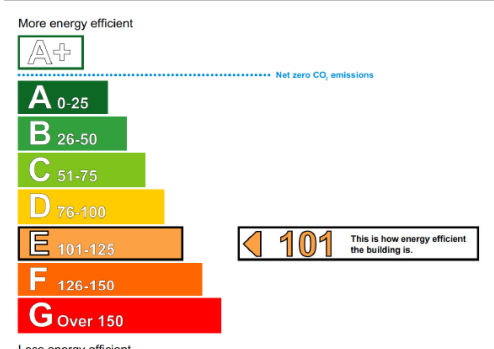
Energy Performance Certificate Non-Domestic Building

97 Scholes Precinct
WIGAN
WN1 3SD

Certificate Reference Number:
9744-3017-0593-0000-9005

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	42	If newly built
Total useful floor area (m ²):	55	54	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO ₂ /m ²):	128.27		

For full details of available commercial premises throughout the North West, please visit: www.pinkus.co.uk

16-18 Riversway Business Village, Navigation Way, Preston PR2 2YP

