

TO LET

9-11 Makinson Arcade
The Galleries
Wigan



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 Makinson Arcade, an attractive Victorian indoor shopping environment. Retailers in the immediate vicinity include Thorntons, Regis, Pound Bakery and The Real Buzz.

Accommodation

The premises comprise the following approximate net internal floor areas:

| Demise | Sq. Feet | Sq. Metres |
|--------------|----------|------------|
| Ground Floor | 1,576 | 146.4 |

Rent

Upon application

Tenure

This unit is offered on a new effectively Full Repairing and Insuring Lease, for a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £27,500. 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.

Service Charge

The on-account service charge for the year 2018 stands at approximately £5,898.

EPC

Energy Performance Asset Rating - C

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.

SUBJECT TO CONTRACT
Details prepared May 2018

Viewing Strictly through the sole letting agent.

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