

42 Market Street  
Wigan, WN1 1HX

Ground Floor retail premises  
72.07 SQM (776 SQFT)

to let



£15,000 per annum

- Self-contained ground floor unit
- Suitable for a variety of uses subject to necessary planning consents.
- Benefits good footfall adjoining towns bus station

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Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

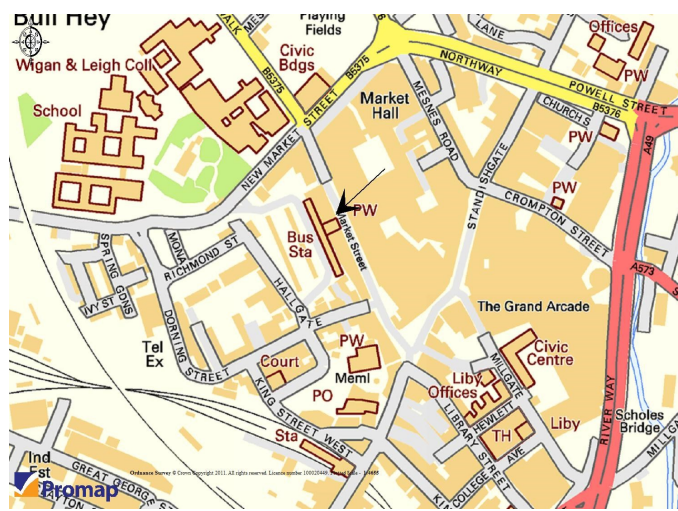
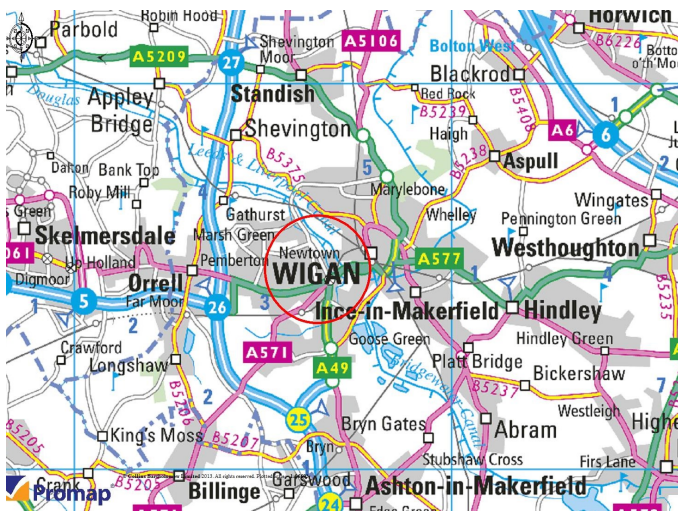


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## Location

The subject property is located on Market Street in the heart of Wigan town centre. Market Street is, in part, pedestrianised and provides for predominately retail occupiers to include Galloways, PoundWorld and Age UK. Directly behind the unit is the local bus station and the building fronts the Galleries Shopping Centre. The local college and the main shopping pitch of Standishgate are both on a few minutes walk from the premises.

## Description

The premises comprise of a ground floor retail unit which provides a large, predominately open plan, retailing area. The unit is in a very prominent position and affords a high amount of footfall being located just in front of the bus station and within a two minute walk to both train stations, Wigan College campus and the main retail pitch of Standishgate.

## Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
GF Retail	72.07	776

## Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

## Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value (2017)	Estimated Rates Payable
Shop & Premises	£12,750	£6,107.25 p.a.

## Tenure

The property is available to let at a term to be agreed on a new FRI lease basis. A deposit will be requested..

## Rental

£15,000 per annum exclusive

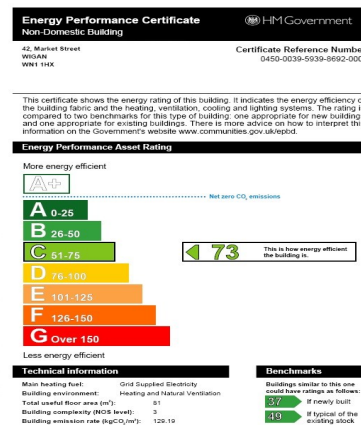
## VAT

All figures are quoted exclusive of Value Added Taxation. We understand from the Lessor that VAT is not applicable on this transaction.

## Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required prior to the issue of any legal documentation

## EPC



## Enquiries & Viewings

Strictly by appointment with the agents  
Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

## Subject to contract

April 2017  
Ref: AG0303

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### Subject to contract

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