

TO LET

Unit 28, 4 Atherton Square
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 Atherton Square, in close proximity to Yours, Home Bargains and Bodycare.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	887	82.4

Rent

Upon application

Tenure

The property is available to let by way of a new Full Repairing & Insuring lease on a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £16,250. 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 £3,962.

EPC

Energy Performance Asset Rating - E

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 April 2018

Viewing Strictly through the sole letting agent.

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