



# TO LET

Unit 32, 8 Hope Street
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 Hope Street, which is anchored by the Market Hall with retailers including Card Factory, Games n More and Home Bargains.

#### Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,373	127.6
Basement	369	34.3

#### 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 £25,500. 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 £9,322.

#### **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.

**Barker Proudlove** 

#### **Gary Crompton**

+44 (0)161 631 2855 +44 (0)7554 402314 gary@barkerproudlove.co.uk

# Tom Prescott

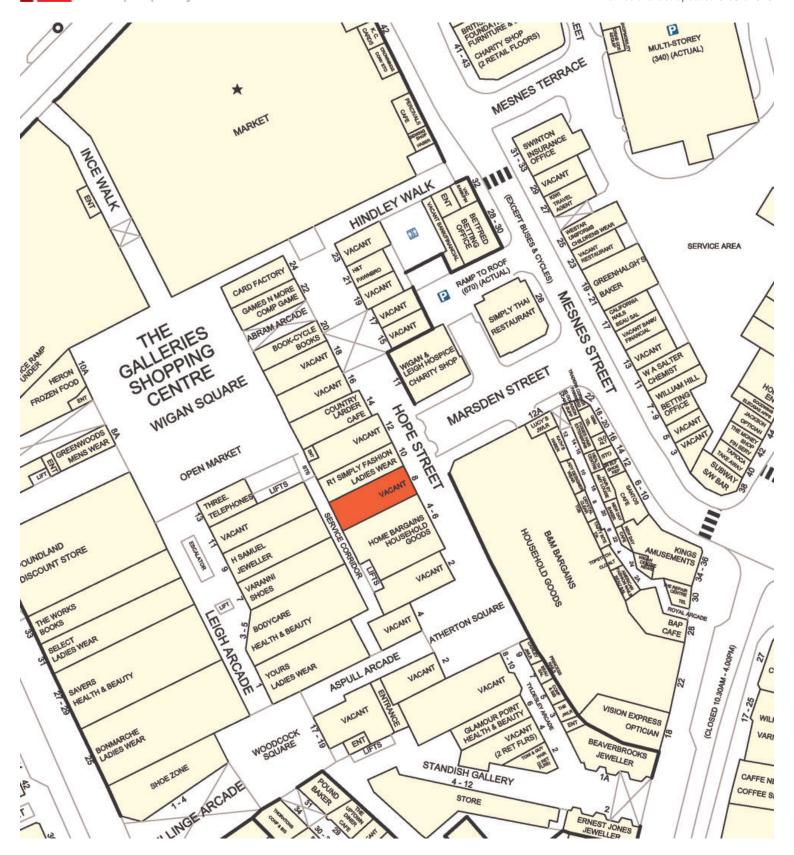
+44 (0)161 631 2854 +44 (0)7841 168 163 tom@barkerproudlove.co.uk



# Manchester 0161 631 2852

info@barkerproudlove.co.uk

Particulars last updated 04/04/2018



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. April 2018.