

62a & 62b Market Street,  
Wigan WN1 1HX

to let

Ground floor retail premises  
Circa 80.00 SQM (860 SQFT) each



£15,000 per annum  
(each individual unit)

- Town centre location adjacent to local bus station
- Recently refurbished units
- Prominent position with high levels of footfall

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

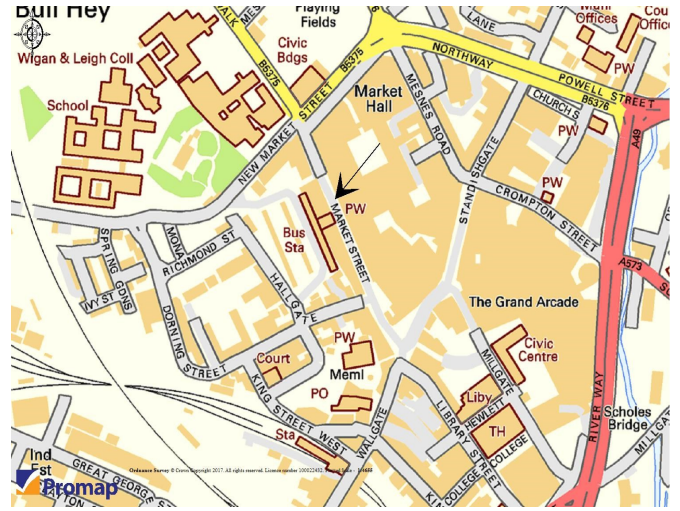
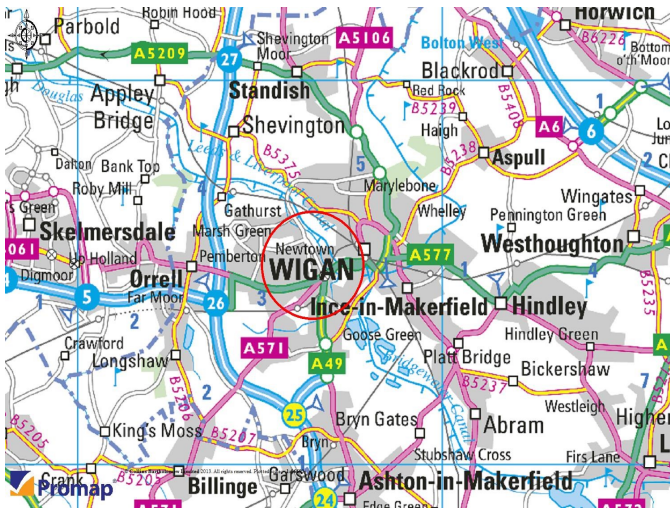
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## Location

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

Both units are self-contained ground floor with painted timber framed glazed retail display benefiting retail space to the front with storage/ ancillary space to the rear. Newly refurbished they provide ceiling mounted fluorescent strip lighting, suspended tiled ceiling, painted papered walls and ceramic tiled floors.

## Services

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

## Accommodation

Measured in accordance with the RICS Code of Measuring Practice

	SQ M	SQ FT
62a Market	-	-
Retail	38.00	409
Storage	42.35	456
62b Market -	-	-
Retail	39.36	424
Storage	41.35	445

## Rating

All enquiries are to be made direct to the Local Authority regarding rates payable and/or any entitlements to any discounts or small business rates relief

## Rental

Unit 62a Market Street - £15,000 p.a.x.  
Unit 62b Market Street - £15,000 p.a.x.

## Tenure

The units are available by way of effective full repairing and insuring leases at a term to be agreed. A deposit will be requested.

## VAT

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

## Legal costs

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

## EPC

62a Market Street has an Energy Performance Certificate rating of C-66.

62b Market Street has a rating of C-74.

The Certificates and Recommendation Reports can be made available on request.

## Enquiries & Viewings

Strictly by appointment with the agents  
Email: info@parkinsonre.com  
Tel: 01942 741800

## Subject to contract

April 2017 Ref: AG0312

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### Subject to contract

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