

24-26 Market Street,
Wigan WN1 1HX

Retail premises
144.04 SQM (1,550 SQFT)

to let



£17,500 per annum

- Town centre location adjacent to local bus station and close to Wigan & Leigh College
- Prominent position opposite Marketgate and Galleries Shopping Centre
- Suitable for a variety of uses, subject to necessary planning consents

PARKINSON
REAL ESTATE ● ● ● ●

Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

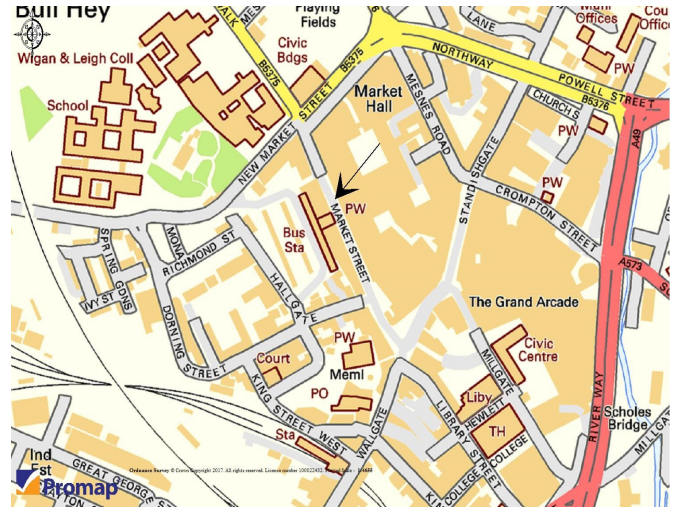
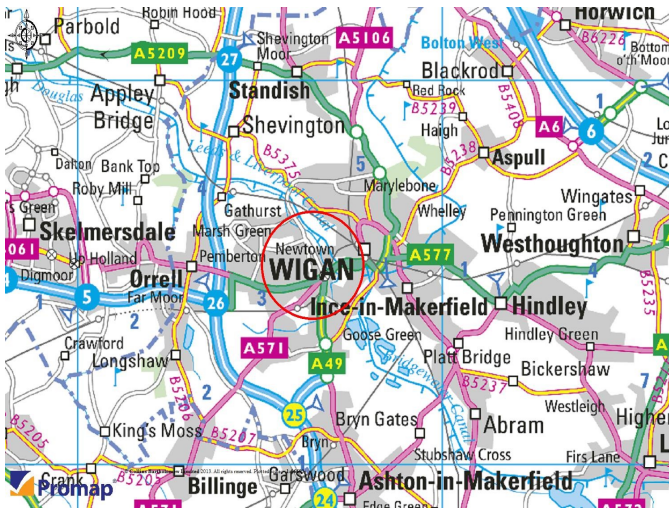
01942 741800



RICS

the mark of
property
professionalism
worldwide

www.parkinsonre.com



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, Greenhalgh Bakers, Shoe Zone and Lloyds as well as some A2 professional occupiers. Directly to the rear is the local bus station whilst opposite is 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 property comprises a mid terraced, pavement fronting, ground floor commercial premises providing open plan accommodation with rear kitchen and WC facilities. The shop front is secured by way of electric roller shutters to the main windows and roller shutter to the entrance door.

The premises is ideally suited to all retail users with a double fronted retail display area however it is suitable for a variety of other uses, subject to the necessary planning consents.

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
Ground Floor	144.04	1,550
(Zone A)	(65.70)	(707)

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should make enquiries to the Local Authority in relation to any small business rates relief which may be available subject to meeting the necessary criteria.

	Rateable Value	Estimated Rates Payable
Shop & Premises	£28,500	£14,164.50 p.a.

Rental

£17,500 per annum exclusive

Subject to terms agreed half rent in year one is available.

Tenure

The property is available to let on a on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT is applicable at the prevailing rate 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 may be required direct to the Lessors solicitors prior to the release of any legal documentation

EPC

An Energy Performance Certificate has been requested and will be made available upon request..

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Apr 2019

Ref: AG0441

PARKINSON
REAL ESTATE ● ● ● ●

Parkinson Real Estate

10 Beecham Court, Wigan WN3 6PR

01942 741800

www.parkinsonre.com



RICS

the mark of
property
professionalism
worldwide

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.