



## LOCATION

The Grand Arcade is Wigan's prime shopping centre, anchored by **Marks & Spencer** and **Debenhams**. The 420,000 sq ft centre benefits from 836 car parking spaces and retailers trading in the centre include **HMV, Smiggle, Pandora, H&M, TK Maxx, Pandora, Topshop, River Island, Schuh, JD Sports, Holland & Barrett** and **Clarks**.

The store is situated in a 100% prime location adjacent to **Marks & Spencer** and **Next**, in close proximity to **Boots, Waterstones, New Look Ladieswear** and **Millies Cookies**.

## ACCOMODATION

The store provides the following gross internal areas:-

Ground Floor:	2323.78 sq m	25,013 sq ft
Mezzanine:	1468.14 sq m	15,803 sq ft
Basement:	46.35 sq m	499 sq ft

## RENT

Upon application.

## TENURE

The property is available on a new 10 year effectively full repairing and insuring lease with upward only rent review at at the end of the 5<sup>th</sup> year.

## RATES

Rateable Value:	£387,500
Rates Payable 18/19	£198,339

Interested parties are advised to verify the current rates payable with the Local Authority.

## SERVICE CHARGE

Upon application.

## COSTS

Each party is to be responsible for their own legal costs.

## VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

## AVAILABILITY

Subject to vacant possession.

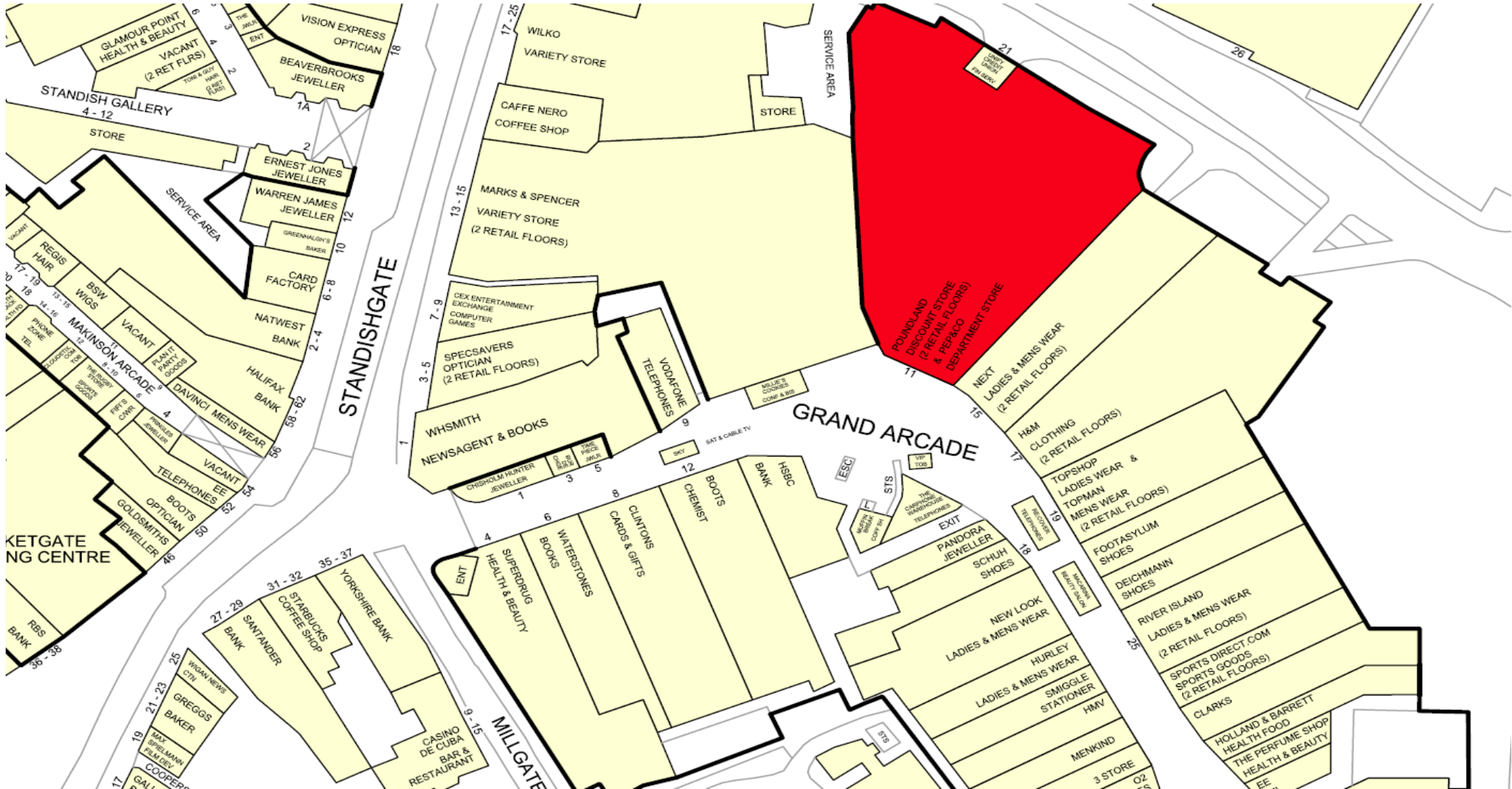
## EPC

Full report available on request.

## VIEWING / FURTHER INFORMATION

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Subject to Contract



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