

# TO LET

## 8-10 Tyldesley Arcade 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 Tyldesley Arcade with Toni and Guy, Glamour Point, Ernest Jones and Beaverbrooks in close proximity.

### Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	3,273	304.1

### Rent

Upon application.

### Tenure

This unit is offered on a new effectively Full Repairing and Insuring Lease, for a term of years to be agreed.

### Business Rates

The unit has a 2017 rateable value assessment of £41,000. 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 £19,973.

### EPC

Energy Performance Asset Rating - D

### 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 June 2019

Viewing Strictly through the sole letting agent.

Barker Proudlove

**Gary Crompton**

+44 (0)161 631 2855

+44 (0)7554 402314

[gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)

**Tom Prescott**

+44 (0)161 631 2852

+44 (0)7841 168 163

[tom@barkerproudlove.co.uk](mailto:tom@barkerproudlove.co.uk)



