

Retail/Leisure Unit

LSU03, Grand Arcade, Wigan, WN1 1BN

Ground floor: 12,425ft² (m²)

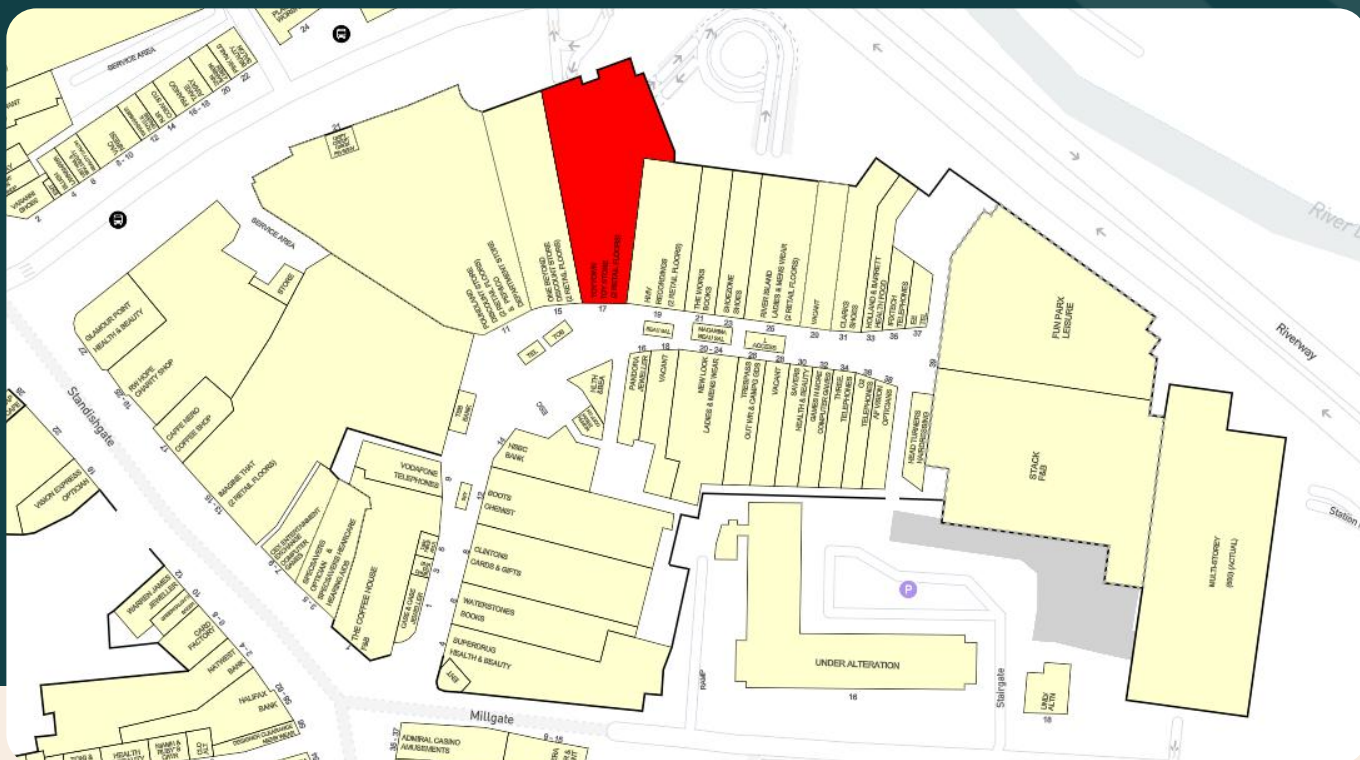


To Let



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Location



Grand Arcade is Wigan's premier retail and leisure destination, home to national retailers including **Boots**, **One Beyond**, **River Island**, **New Look**, **JD Sports** and **Trespass**. The scheme is also undergoing significant investment, with major new leisure operators including **STACK**, **Funparx** and **Imagine That** set to create a high footfall family and entertainment destination.

The available ground floor unit occupies a prominent position within the scheme and is ideally suited to a range of retail and leisure operators. Grand Arcade occupies a prime town centre location adjacent to Wigan Bus Station and within easy walking distance of both Wigan North Western and Wigan Wallgate railway stations. The centre also benefits from over 850 customer parking spaces.



Click [here](#) for Google map link



Accommodation

Prominent fronted ground floor unit with mezzanine space.

The property comprises the following internal floor area:

	SQ FT	SQ M
Ground Floor	12,425	1,154.32
Mezzanine	10,076	936.09
Total	22,501	2,090.41

Rent

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

Price on application.

VAT

VAT is applicable at the prevailing rate.



Service Charge

Service charge is payable on an apportioned basis. Payable towards communal maintenance of the building. It is estimated at £95,209 for the current year.

Rates

The premises is assessed as follows:

Rateable Value: £40,500

UBR (2026/2027): 0.382

Rates Payable: £15,876

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC Rating

The property is currently rated within band B (32)

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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