

Unit 6 Royal Arcade, Standishgate,  
Wigan WN1 1QH

to let

Self-contained unit  
17.93 SQM (193 SQFT)



£8,000 per annum

- Within established shopping arcade amongst small niche retailers
- On main pedestrianised shopping area of Wigan town centre
- Good footfall

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Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR



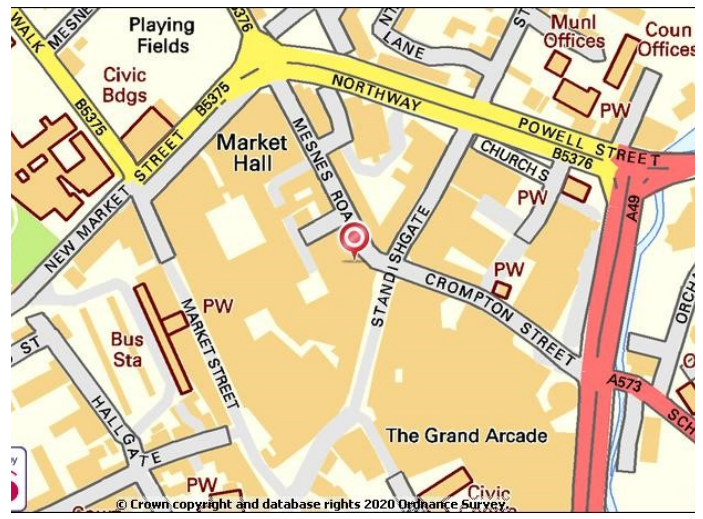
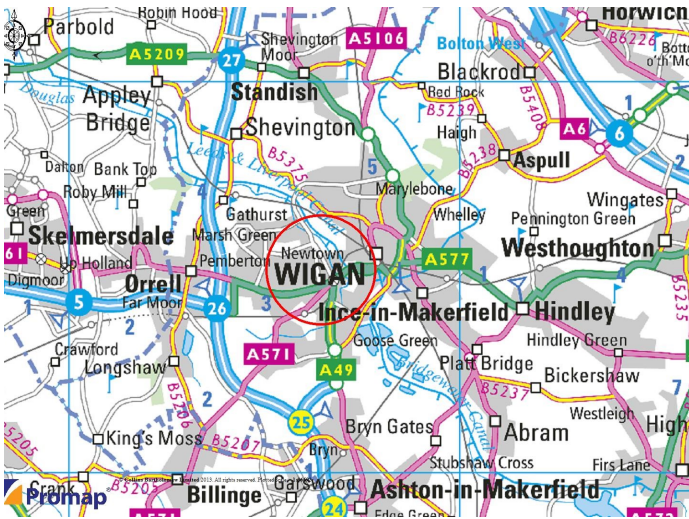
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## Location

The subject unit is located within the Royal Arcade on the main retailing pitch of Standishgate in the heart of Wigan town centre and within close proximity to The Grand Arcade. Pay & display multi storey car parks are close by.

## Description

The arcade comprises 20 units with full glazed frontage and pedestrian access. Internally they provide tiled floor coverings, painted plastered walls and ceilings and electric storage heaters.

The subject unit is currently operating as a takeaway café.

All tenants have keys to the main entrances for 24/7 access.

## Services

We understand mains services are connected to the property to include mains water, drainage, electric. Communal WC facilities are provided on the first floor for the use of the tenants.

## Accommodation

A multi occupied retail arcade with the following availability

	SQM	SQ FT
Suite 6	17.93	193

## Service Charge

Each occupier pays a proportion of the costs in relation to the maintenance of the communal areas and buildings insurance on a pro-rata basis. Details of cost can be provided upon request.

## Terms

The premises are available to let on terms to be agreed. A deposit will be requested.

## Rental

£8,000 per annum exclusive

## VAT

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

## Legal costs

The Landlord will provide their standard Tenancy agreement to be signed and completed by all parties, however, in the event that Solicitors are required to provide a bespoke lease then each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation

## EPC

An Energy Performance Certificate will be provided in due course.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

Jan 2020 REF: AG0503

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### Subject to contract

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