

SHOPPING CENTRE PROPERTY / CLASS E

Unit 30-32 Makinson Arcade, The Galleries, Wigan

**Rent: On application****Total Area**

1,863 Sq ft / 173 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove**

Gary Crompton

Mob: 07554 402314

Email: gary@barkerproudlove.co.uk

Simon Colley

Mob: 07966 181708

Email: simon@barkerproudlove.co.uk

Location:

Makinson Arcade forms part of the Galleries Shopping Centre which is currently under redevelopment. The quaint Victorian Arcade is well located in Wigan Town Centre and is accessed from both Standishgate and Market Street. The arcade is home to a range of independent retailers.

Unit 30-32 is a prominent, double fronted unit by the Market Street entrance to Makinson Arcade. The unit is well configured and would be suitable for a wide range of uses.

Demise:	Sq Ft	Sq M
Ground Floor	726	67.45
First Floor	1137	105.63

Rent:

Upon Application.

Business Rates:

The premises currently has a rateable value of £13,750. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the current year stands at approximately £10,257.

EPC:

Energy Performance Asset Rating - C

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.

Date Prepared:

September 2022

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. September 2022



Wigan



50 metres

Experian Goad Plan Created: 31/07/2023

Created By: Barker Proudlove Ltd

