

# To Let-Under Offer



## Wigan

Unit 30-32 Makinson Arcade, The Galleries Shopping Centre

Ground Floor: 726 sq ft (37.45 sq m)

Rent on Application

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**Location & Description:**

- **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.**
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**Demise:**

Ground Floor 726 sq ft (67.45 sq m)  
First Floor 1,137 sq ft (105.63 sq m)

**Rent:**

Available upon request.

**Lease:**

A new full repairing and insuring lease for a term of years to be agreed.

**Service Charge:**

Available upon request.

**EPC:**

Energy Performance Rating Assessment - C.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £13,750.

**Date Prepared:**

November 2024

**Contact Us:**

**Gary Crompton**

07554 402314

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

**Simon Colley**

07966 181708

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





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