

SHOPPING CENTRE PROPERTY / CLASS E
Unit 3-5, Makinson Arcade The Galleries, Wigan



Rent: On application
Ground Floor Area
760 Sq ft / 71 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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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 3-5 is very prominent and boast a return frontage on the Standishgate entrance to the scheme. Nearby retailers include, Boots, Specsavers, Starbucks, Goldsmiths and Card Factory.

Demise:	Sq Ft	Sq M
Ground Floor	760	70.61
First Floor	550	51.10

Rent:

On Application

Business Rates:

The premises currently has a rateable value of £20,250. 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 £15,106.

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.

Date Prepared:

September 2022

Subject to Contract

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Wigan



50 metres

Experian Goad Plan Created: 09/08/2022

Created By: Barker Proudlove Ltd