

# TO LET

## RETAIL PREMISES WITH UPPER FLOORS



### 62 STANDISHGATE, WIGAN, WN1 1UW

#### LOCATION

The subject property occupies a prominent location on Standishgate, one of the towns primary retail thoroughfares. Standishgate connects directly to the Grand Arcade Shopping Centre and is a short walk from Wigan Wallgate and Wigan North Western railway station.

National retailers in close proximity include McDonalds, Barnardos, Cash Generator, Primark, Poundstretcher and Iceland together with niche independent traders including opticians, food outlets and public houses.

#### DESCRIPTION

A self-contained retail unit with glazed shopfront security shuttered to the outside with a mechanically operated up and over roller shutter.

Internally, the retail unit provides a well lit, open plan ground floor sales area. To the rear at ground floor is a storage area with loading door and goods lift to the first floor. A wide stairwell leads from the service area to the first floor which again provides well lit open plan accommodation to the front with some sub-divided partitioned areas to the rear together with staff wc and welfare facilities.

#### ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Retail	150.87 sq.m.	1,624 sq.ft.
GF Stores & services	38.46 sq.m.	414 sq.ft.
First Floor	206.67 sq.m.	2,225 sq.ft.
<b>Total</b>	<b>396.00 sq.m.</b>	<b>4,263 sq.ft.</b>

#### TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

#### RENTAL

**£25,000 per annum exclusive.**

#### SERVICE CHARGE

A service charge is levied upon the occupier by the Landlord. Full details of this service charge can be provided including breakdown of services. We understand the current annual service charge budget is £5,116.05.

## RATES

We understand the property has a Rateable Value of £29,750 which we estimate will give a rates payable of circa £14,845 per annum.

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D, valid until May 2029.

## LEGAL COSTS

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

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION/VIEWING

Via the joint agents:-

### Brackenridge Hanson Tate

A: Flynn Burgess  
T: 0113 244 9020  
E: flynn@bht.uk.com

or

### Parkinson Real Estate

A: Dan Crawshaw  
T: 01942 741800  
E: daniel.Crawshaw@parkinsonre.com

Subject to Contract  
Jul-25

### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.