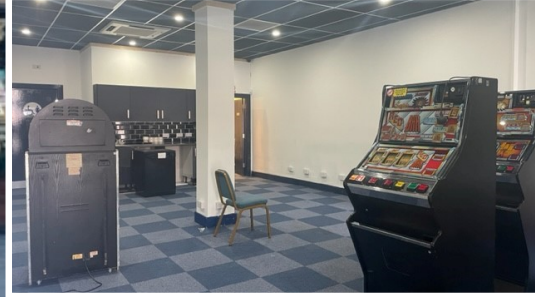


9 Market Place, Wigan
WN1 1PE

self contained 4 storey premises
278.00 SQM (2,992 SQFT)

to let
(Sub-let)



£28,800 per annum

- Self-contained 4 storey premises in centre of Wigan
- High levels of passing footfall
- Positioned in prime location & within close proximity to Wigans train and bus stations
- Situated amongst recognisable & well regarded national operators

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

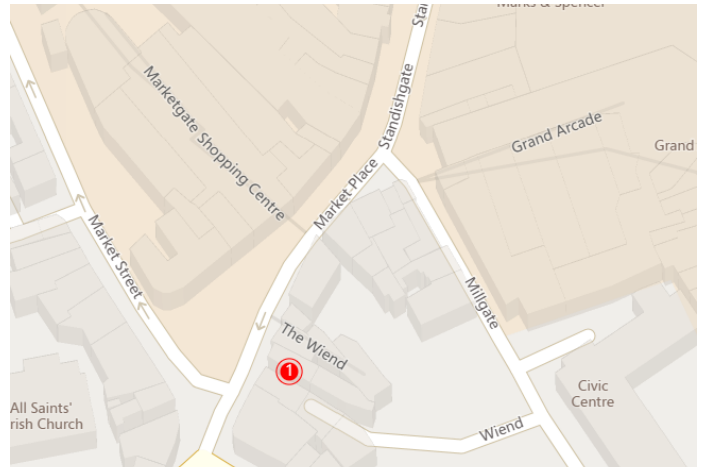
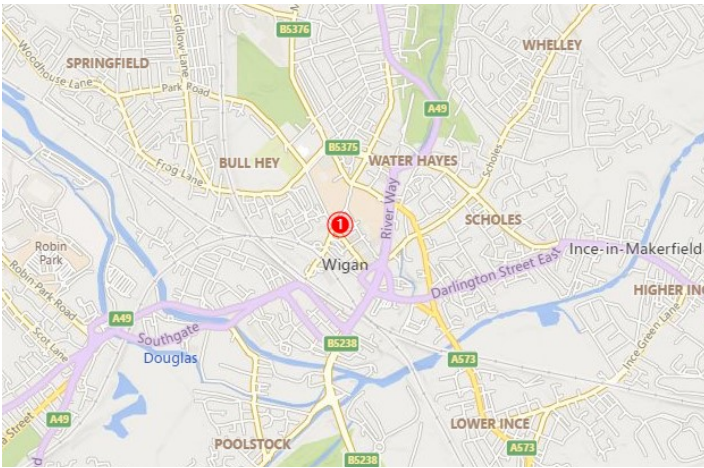
01942 741800



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Location

The subject property sits directly fronting Market Place within the heart of Wigan town centre. Market Place makes up part of the prime shopping areas within the town centre, being close to the entrance of The Grand Arcade. Occupiers within close proximity include Wetherspoons, Lloyds Bank, Starbucks and other national and regional retailers. The property is short walk to the towns 2 train stations and bus station.

Description

The property comprises a 4 storey retail unit with the ground floor currently operating as an amusement arcade. The property benefits air conditioning, kitchen/WC facilities along with office and storage space.

There is a separate access for the upper floors which have yet to be upgraded/refurbished.

Services

We understand all mains services are connected to the property to include water, electric and drainage. Please note no services or connections will or have been tested.

Accommodation

	SQM	SQFT
GF Retail Area	76.50	823
FF Staff Room	13.40	144
FF Store/Office	64.00	689
FF WCs	2.40	26
SF Store/Office	77.50	834
TF Store/Office	44.20	476
TOTAL	278.00	2,992

Rating

The property has the following entries in the 2023 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Shop & Premises	£27,750	£14,208 p.a.

Rental

£28,800 per annum exclusive.

Terms

The property is available by way of a sub lease or potentially assignment of our clients leasehold interest. Terms to be discussed with the agent.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable on this transaction.

EPC

The property has an Energy Performance Rating of D-90. A copy of the certificate can be made available upon request.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction. A solicitors undertaking/abortive cost deposit may be required to be paid direct to the lessors solicitors prior to the release of any legal documentation.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

August 2023 Ref: AG0699

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Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that:

these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.