

4 Market Place, Wigan
WN1 1JR

for sale

Retail investment opportunity
250.90 SQM (2,700 SQFT)

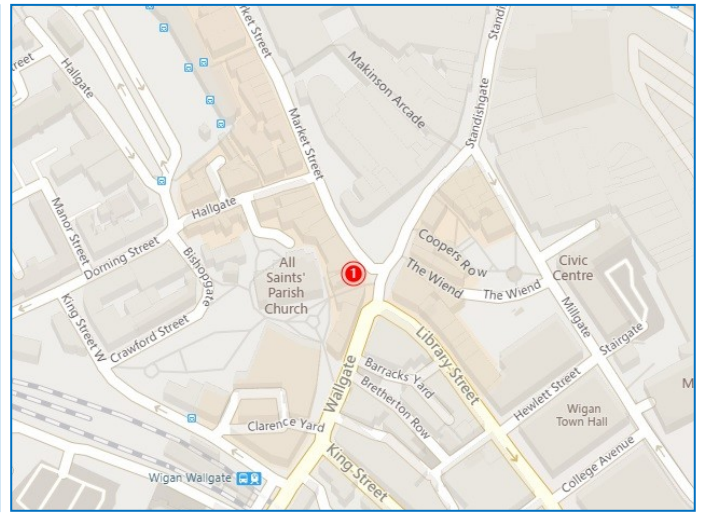
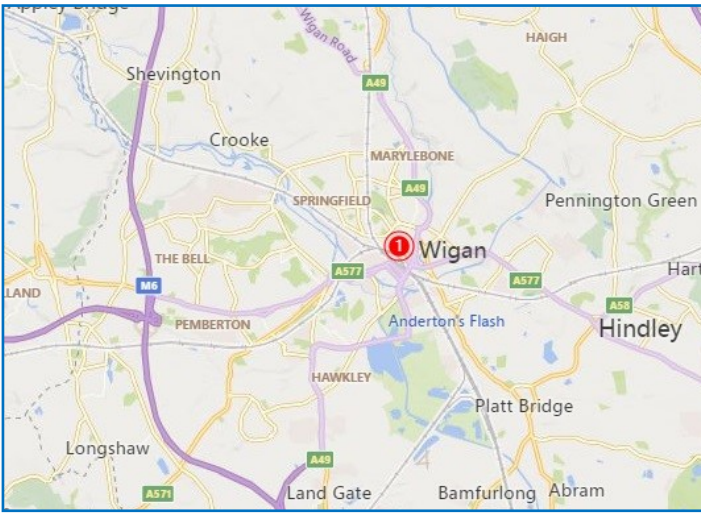


£PRICE on
application

- 3 storey town centre commercial premises
- Within the defined prime retail & commercial area of Wigan town centre
- Premises provide for ground floor retail space along with storage and amenity accommodation to 1st floor
- Passing rental of £30,000 p.a.
- Lease expiry December 2024

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Location

The subject property is situated fronting onto Market Place which is the prime retailing pitch of Wigan town centre. Market Place contains a high proportion of national retailers when compared to other retailing streets of Wigan town centre. Market Place will also be within close proximity of the new Galleries redevelopment which is a £135,000,000 scheme that will provide new retail, leisure, commercial and residential space in the heart of the town centre. The development will include a 6 screen cinema, music and e-sports venue, 10 lane bowling alley, indoor mini-golf course, food and drinks venue, evening entertainment space, new hotel, 464 residential units, new market hall and a landscaped public realm square for annual outdoor events.

Description

The subject comprises a three storey plus basement, end of terrace building. Internally, the property is configured to a generally open plan nature to the ground floor with large retailing area leading to staff room, stairwell and goods lift to the rear. A staircase situated to the rear affords access between basement, ground and first floor levels. The first floor is more cellular in nature and utilised for basic storage, staff and WC facilities. The second floor is accessible from a hatch and not utilised by the tenant. The subject is accessed from the front elevation directly off Market Place at ground floor level and also benefits additional egress to the rear which leads onto a communal walkway and land owned by the church.

Accommodation

The property provides circa 250.90 sqm (2,700 sqft) of accommodation. (Please note 2nd floor unmeasured)

Services

We understand mains services are connected to the property to include mains water, drainage and electric.

Rating

The property has the following current entry in the 2023 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Shop & Premises	£26,750	£13,696 p.a.

Tenancies

The property is occupied by Tui UK Retail Ltd for a 5 year term from December 2019 at a passing rent of £30,000 per annum. Furthermore, the lease is subject to a schedule of condition.

Price

On application.

Tenure

We understand the property is held by way of freehold.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate Your legal adviser should verify.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the release of any legal documentation.

EPC

The property has an Energy Performance Rating of C-74.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

Nov 2023 AG0721

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Parkinson Real Estate

10 Becham Court, Wigan WN3 6PR

01942 741800

www.parkinsonre.com

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:

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