



PARKINSON
REAL ESTATE ● ● ● ●

bhrt
brackenridge
hanson tate

To Let

62 Standishgate,
Wigan, WN1 1UW

Retail Premises with Upper Floors

396 sq m (4,263 sq ft)

// Well located retail premises at Ground Floor with additional open plan 1st Floor accommodation fronting Standishgate

Key Considerations



Wigan town centre location



Popular location provides high levels of footfall



Fully glazed shop frontage



Useful rear loading area and access to unit

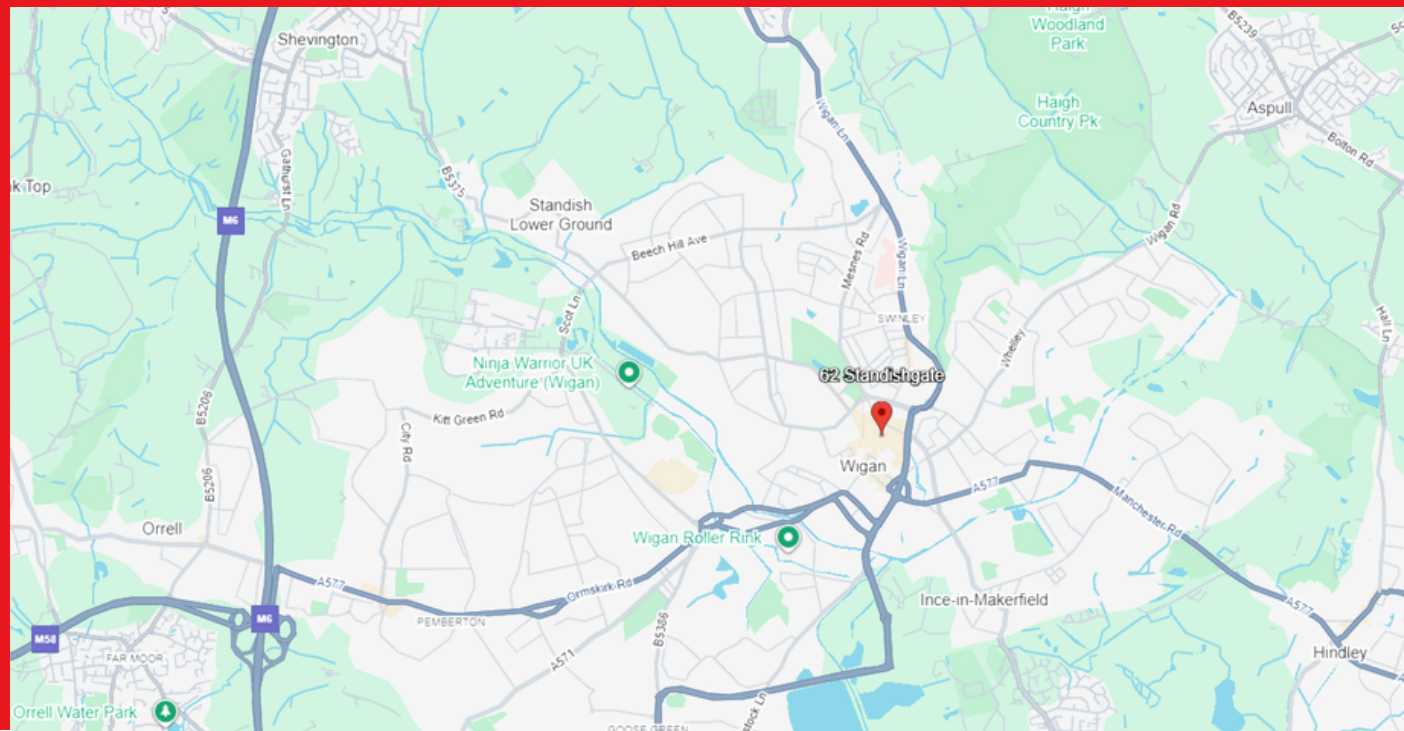


Usable open plan First Floor accommodation

Location

The subject property is situated amongst other retail and service providers fronting Standishgate within Wigan town centre. Standishgate connects directly to the Grand Arcade Shopping Centre and is a short walk from Wigan Wallgate and Wigan North Western railway stations.

Other occupiers in close proximity include McDonalds, Wigan GP Alliance, Barnardos, Cash Generator, Primark, Poundstretcher and Iceland amongst other niche and independent traders including opticians, food outlets and public houses.



Description

The self-contained lock-up unit has pavement frontage with fully glazed retail aspect contained within which is a retail entrance to an open plan retail space.

The glazed retail frontage is security shuttered to the outside with a mechanically operated up and over roller shutter. Internally, the open plan accommodation is well presented and ready to trade with relatively light fit out required subject to an occupiers requirements.

Beyond the ground floor retail space is an area providing stores and services including a loading door from the rear yard area and goods lift to 1st floor (not tested). A wide stairwell leads from this service area to the 1st floor which again provides for well lit open plan accommodation to the front element with some subdivided partitioned areas to the rear element and provision of staff WC and welfare facilities.



Additional Information

Services

Connected to mains electric, water and drainage. Please note that neither service connections nor any appliances have or will be tested prior to completion.

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.

Business Rates

The property is rated as a shop & premises attracting a rateable value of £29,750 which we estimate will result in rates payable of approximately £14,845 per annum.

Rental

£25,000 per annum exclusive.

Further Information

For further information, please contact the joint agents.



For more details and a viewing, please contact the joint letting agents

Parkinson Real Estate

Contact: Dan Crawshaw

Tel: 01942 741 800

Mob: 07949 729229

Email: daniel.crawshaw@parkinsonre.com

Brackenridge Hanson Tate

Contact: Tom Grimshaw

Tel: 0113 244 9020

Mob: 07827 965146

Email: tom@bht.uk.com

Money Laundering Regulations – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

Disclaimer - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or 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 they 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. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment 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.