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# 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 1<sup>st</sup> 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

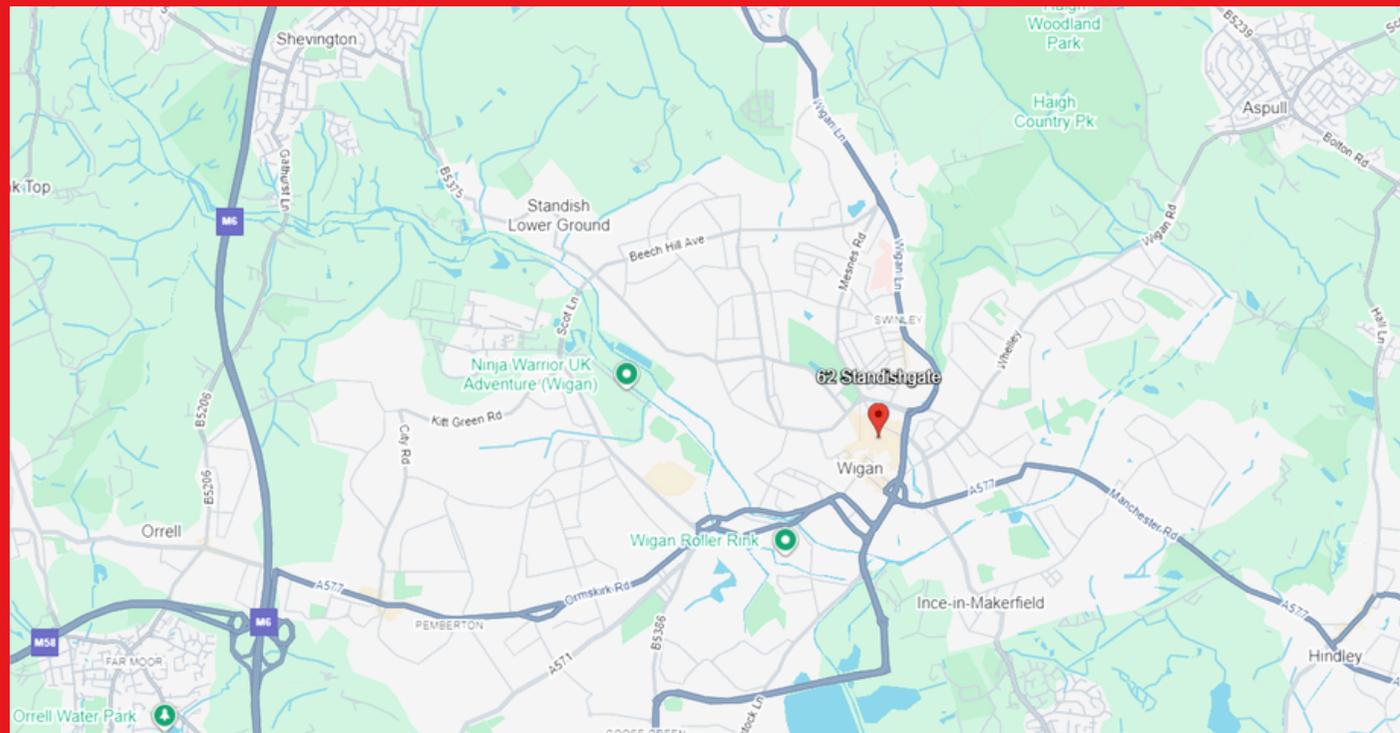


Usable open plan First Floor accommodation

# 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.

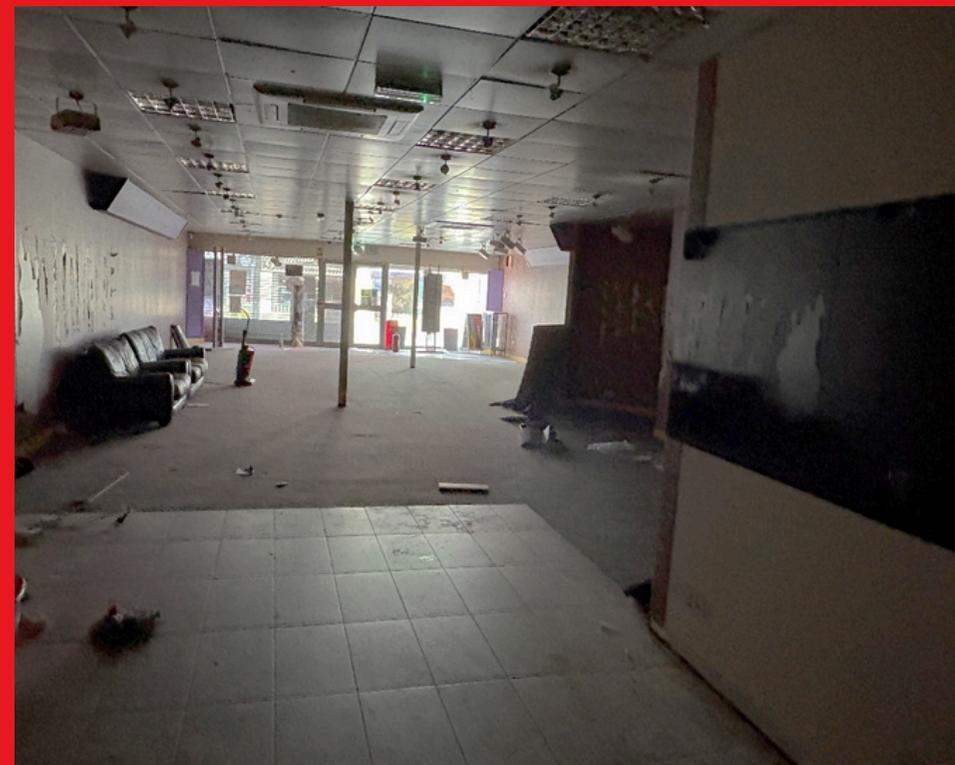


# Description

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 1<sup>st</sup> floor (not tested). A wide stairwell leads from this service area to the 1<sup>st</sup> 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

£30,000 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**

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