



HIGH STREET PROPERTY / CLASS E
26A&B Heath Street, Golborne WA3 3AD



Rent: £10,000 PA

Total Area

520 Sq ft / 48 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Andrew McGuiness

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Location:

Golborne is a town within the Metropolitan Borough of Wigan, 5 miles south east of Wigan, 6 miles north east of Warrington and 14 miles to the west of the city of Manchester.

The property has a substantial frontage to Heath Street, adjacent to BetFred and surrounded by a number of local occupiers. Heath Street is perfectly located within walking distance to free parking, on bus routes, close to the East Lancashire Road and minutes from the M6 motorway.

Demise:	Sq Ft	Sq M
Ground Floor Total (plus WC)	520	48.31

Rent:

We are seeking a rent of £10,000 per annum exclusive.

Tenure:

The property is available by way of a new lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £5,400.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

No VAT is payable on the rent.

Date Prepared:

March 2022

Subject to Contract

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