

**Leeds Office**: 0113 388 4848

**Manchester Office**: 0161 631 2852

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



Rent: **£10,000 PA**Total Area
520 Sq ft / 48 Sq M

Viewing Strictly through the sole letting agent.

**Barker Proudlove** 

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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

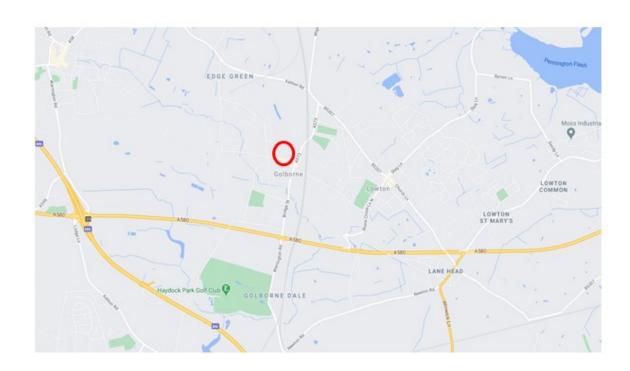
Subject to Contract

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