

To Let



Golborne

26A & B Heath Street, WA3 3AD

Total Area: 520 sq ft (48.31 sq m)

Rent: £10,000 pax

Location & Description:

- **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:

Ground Floor (plus WC) 520 sq ft (48.31 sq m)

Rent:

£10,000 per annum exclusive

Lease:

A new lease for a term to be agreed.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £5,400.

Date Prepared:

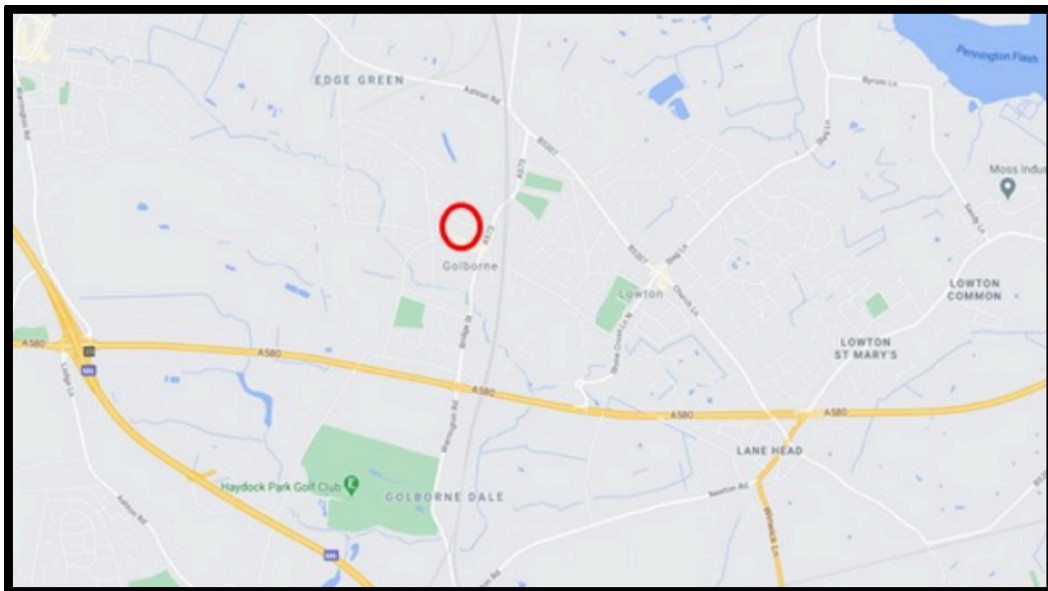
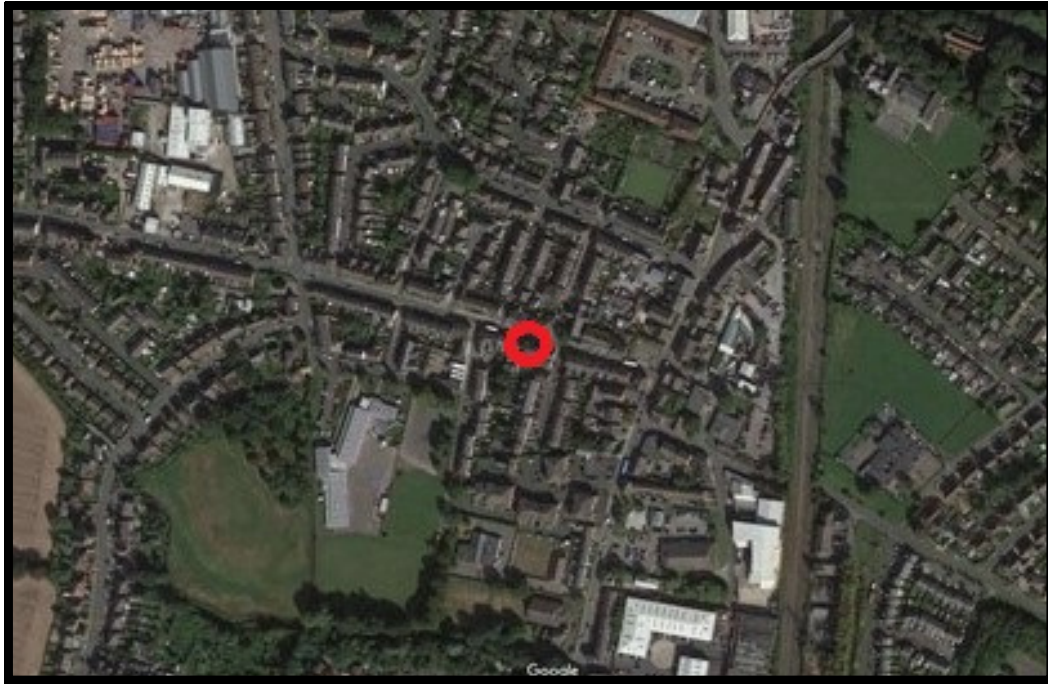
June 2024

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