



SHOPPING CENTRE PROPERTY / CLASS E  
Unit 34 Makinson Arcade, The Galleries, Wigan



**Rent: On application**

**Total Area**

1,454 Sq ft / 135 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

Makinson Arcade forms part of the Galleries Shopping Centre which is currently under redevelopment. The quaint Victorian Arcade is well located in Wigan Town Centre and is accessed from both Standishgate and Market Street. The arcade is home to a range of independent retailers.

Unit 34 boast a prominent corner location by the Market Street entrance to the Arcade

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	654	60.76
Basement	800	74.32

**Rent:**

Upon Application

**Business Rates:**

The premises currently has a rateable value of £11,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 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](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the current year stands at approximately £8,206.

**EPC:**

Energy Performance Asset Rating - E

**Legal Costs:**

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

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

September 2022

Subject to Contract

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Wigan



Experian Goad Plan Created: 31/07/2023

Created By: Barker Proudlove Ltd

50 metres

