



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



8-10, Crompton Street, Wigan, WN1 1YP

Annual Rental Of £19,950

- Retail/office premises
- Hot food consent
- Town centre location
- Ground floor accessible toilet



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We are pleased to offer to let this double fronted retail/office premises located on Crompton Street, close to the junction with Standishgate. Occupying a prominent position the property and is in close proximity to Primark and McDonald's.

Accommodation

The subject premises have the following approximate areas/dimensions:-

Gross frontage - 11.50m (37'9")

Ground floor gross internal floor area - 97.02 sq m (1,043 sqft)

First floor gross internal floor area - 68 sq m (731 sqft)

Ground floor net width - 10.78m (35'4")

Ground floor net depth - 9.00m (29'6")

There is an accessible toilet facility on the ground floor and a kitchen and male/female W.C.'s on the first floor.

Lease Terms

The premises are available by way of a new 10 year full repairing and insuring lease subject to rent review at the end of the 5th year.

Service charge

Service charge is payable in respect of the rear access way. Currently £1,354.53 for the year ending June 2023.

Rent

Annual rental of £19,950

VAT

Prices, outgoings and rentals are exclusive of but may be liable to VAT.

Rating Assessment

The rateable value from 1st April 2023 is £20,250 We would advise interested parties to contact their local authority to verify the business rates payable.

Legal Costs

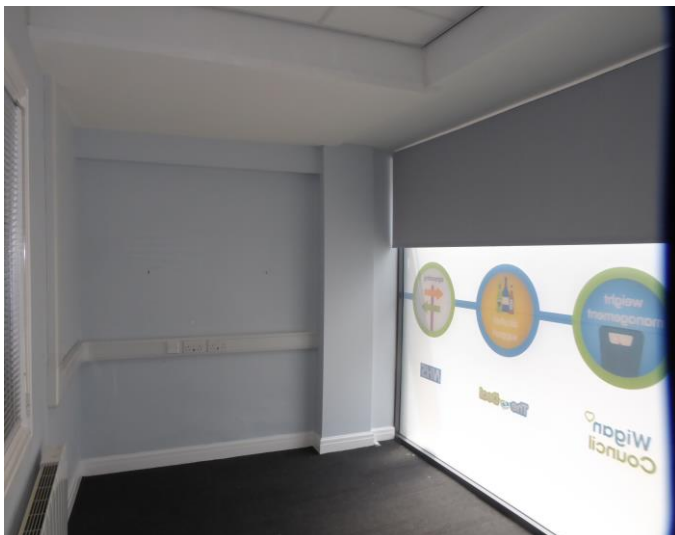
Each party are to bear their own legal costs incurred in the documentation of this transaction.

Viewing

Viewings by appointment only. Please contact this office on 01942 241797 or by email enquiries@healysimpson.co.uk

Disclaimer

These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Prospective tenants should seek professional verification on points of importance or concern. Subject to contract. Date prepared: June 2021



Energy performance certificate (EPC)

8-10 Crompton Street
WIGAN
WN1 1YP

Energy rating

E

Valid until: **18 December 2032**

Certificate number: **6597-2967-6716-5340-8182**

Property type

Retail/Financial and Professional Services

Total floor area

174 square metres

Rules on letting this property

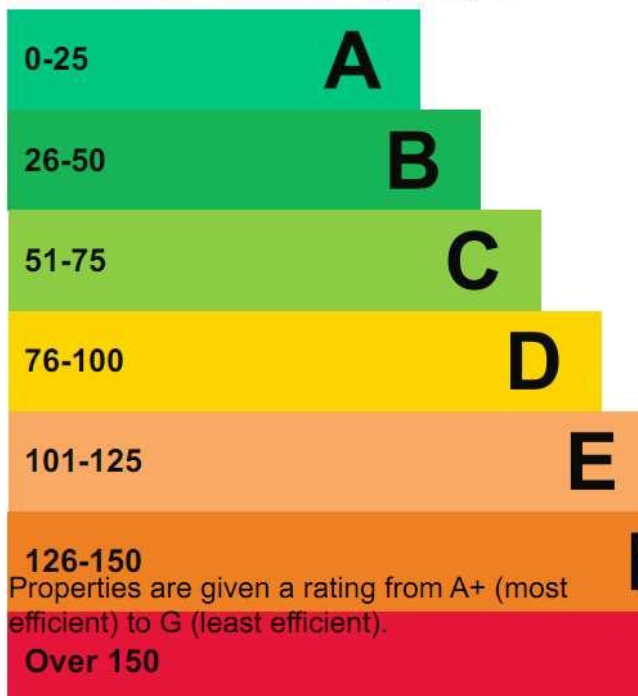
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this

Under 0

A+

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

14 | A

If typical of the existing stock

54 | C