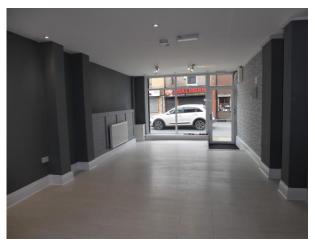




# 8, Orrell Road, Wigan, WN5 8HD Annual Rental Of £11,940

- Ground floor retail unit
- Gas central heating

- Very well presented
- Electric security shutters





## 8, Orrell Road, Wigan, WN5 8HD

This ground floor retail unit is offered to let in 'turn key' condition. The unit has a net internal floor area of 58.31 sq m (627 sq ft) and provides a sales area which is tastefully decorated with spot lighting and laminate floor covering. There is also a W.C. and sink unit with modern fitted cupboards in the rear of the property and free parking.

#### Retail sales area

34 sq m (365 sq ft)

#### Ancillary rear area

26.81 sq m (288 sq ft) with fitted sink unit and wall cupboards

#### w.c.

#### Lease terms

The property is available on full repairing and insuring terms at an initial rent of £11,940 per annum for a lease term to be agreed subject to annual rent reviews.

#### Rating

Under the 2023 rating list, the rateable value is £5,500. Small business rate relief may be applicable. Interested parties are advised to check the rates payable with the Local Authority.

#### Deposit

There will be a three month rent deposit payable on completion.

#### **Buildings Insurance**

The buildings are insured by the landlord and the appropriate apportionment re-charged to the tenants. The current premium is £30 per calendar month.

#### **Tenants Insurance**

Tenants will need to implement a shopkeepers insurance policy to cover their contents, fixtures and fittings, public liability, loss of rent, business interruption and glazing to the frontage.

#### Fees

The tenant will pay a fee of £195 to the landlord for the preparation of the lease.

#### 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. Interested parties should seek professional verification on points of importance or concern.





# Energy performance certificate (EPC) 8 Orrell Road ORRELL WN5 8HD Energy rating Certificate number: 2 May 2034 Certificate number: 8871

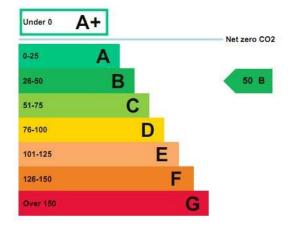
Property type	Retail/Financial and Professional Services
Total floor area	65 square metres
·	

### Rules on letting this property

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

# **Energy rating and score**

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.