



**HEALY SIMPSON**

PROPERTY CONSULTANTS SINCE 1880



**8, Orrell Road, Wigan, WN5 8HD**

**Annual Rental Of £10,740**

- Ground floor self contained retail unit
- No VAT on rent
- Prominent location
- Close to M6 & M58



## 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 £10,740 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 deposit of £1,250 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 pcm.

### 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)

<p>8 Orrell Road ORRELL WN5 8HD</p>	<p>Energy rating <b>B</b></p>	<p>Valid until: <b>2 May 2034</b></p> <hr/> <p>Certificate number: <b>2109-8822-5633-2395-8871</b></p>
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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.

