



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



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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)

8 Orrell Road
ORRELL
WN5 8HD

Energy rating

B

Valid until:

2 May 2034

Certificate number:

2109-8822-5633-2395-8871

| | |
|------------------|--|
| 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.

The figure shows a horizontal bar chart representing the energy rating scale. The bars are color-coded and labeled with ratings and score ranges. A green arrow points to the 'B' rating, which corresponds to a score of 50.

| Rating | Score Range |
|--------|-------------|
| A+ | Under 0 |
| A | 0-25 |
| B | 26-50 |
| C | 51-75 |
| D | 76-100 |
| E | 101-125 |
| F | 126-150 |
| G | Over 150 |

Net zero CO2 is indicated at the top right of the scale.

<https://find-energy-certificate.service.gov.uk/energy-certificate/2109-8822-5633-2395-8871?print=true>

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