



# 10, Orrell Road, Wigan, WN5 8HD Annual Rental Of £9,540

- Ground floor retail unit
- Gas central heating

- Very well presented
- Electric security shutters





# 10, 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 40 sq m (429 sq ft) and provides a sales area tastefully decorated with spot lighting and laminate floor covering. There is a separate kitchen and W.C and free car parking to the rear.

## Retails sales area

368 sq ft (34.22 sq m)

#### **Kitchen**

61 sq ft (5.74 sq m)

W.C.

### Lease terms

The property is available on full repairing and insuring terms at an initial rent of £9,540 per annum for a lease term to be agreed subject to annual rent reviews.

## Rating

Under the 2023 rating list the rateable value is £5,200. 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 £25 per calendar month.

#### **Tenants Insurance**

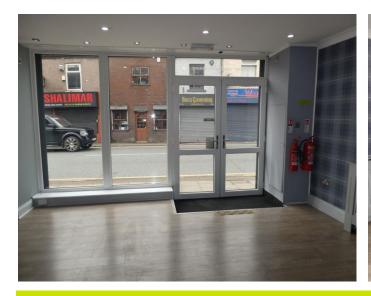
Tenants will need to implement a shopkeepers insurance policy to cover their contents, fixtures and fittings, public liability, loss of rent, business interruption and glazing to the frontage.

### 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.





43 square metres

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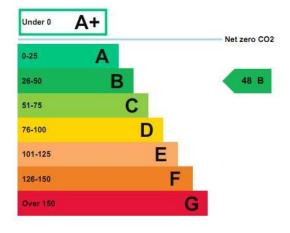
# Rules on letting this property

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

# **Energy rating and score**

Total floor area

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.