



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



10, Orrell Road, Wigan, WN5 8HD

Annual Rental Of £8,340

- 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 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 £8,340 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 deposit payable on completion of £1,250.00

Buildings Insurance

The buildings are insured by the landlord and the appropriate apportionment re-charged to the tenants. The current premium is £25 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)

10 Orrell Road
ORRELL
WN5 8HD

Energy rating
B

Valid until:
2 May 2034

Certificate number:
4614-6968-7473-3781-3628

Property type	Retail/Financial and Professional Services
Total floor area	43 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 vertical energy rating scale. The ratings are A+, A, B, C, D, E, F, and G, each with a corresponding score range. A green arrow points to the B rating, which has a score of 48. A line indicates the Net zero CO2 target at the A+ rating.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/4614-6968-7473-3781-3628?print=true>

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