



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



62, Standishgate, Wigan, WN1 1UW
Annual Rental Of £35,000 plus VAT

- Retail/office premises
- Town centre location
- Gross ground floor area 2,610 sq ft (242.56 sq m)
- Gross first floor area 2,610 sq ft (242.56 sq m)



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We are pleased to offer to the market this double fronted property which occupies a prominent position on Standishgate facing Primark and McDonalds.

Accommodation

Ground floor

Gross internal floor area approximately 242.56 sq m (2,610 sq ft) plus W.C. facility and lift shaft.

First floor

Gross internal floor area 242.56 sq m (2,610 sq ft) plus W.C. facilities..

Lease terms

The premises are available on effective FRI terms (internal repairing and insuring plus service charge). Other terms to be negotiated.

Service charge

There is a service charge. Full details available on request.

Rent

Annual rent of £35,000 plus VAT

VAT

Prices, outgoings and rentals are subject to VAT.

Rating Assessment

The Rateable Value effective 1st April 2023 is £29,750. We would advise interested parties to contact Wigan Council to verify the business rates payable.

Legal Costs

Each party to pay their own legal fees.

Viewings

Viewing by appointment only. Please contact our office on 01942 241797 or by email to enquiries@healysimpson.co.uk

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)

62 Standishgate WIGAN WN1 1UW	Energy rating	Valid until:	9 May 2029
	D	Certificate number:	0350-0831-3109-2305-8002

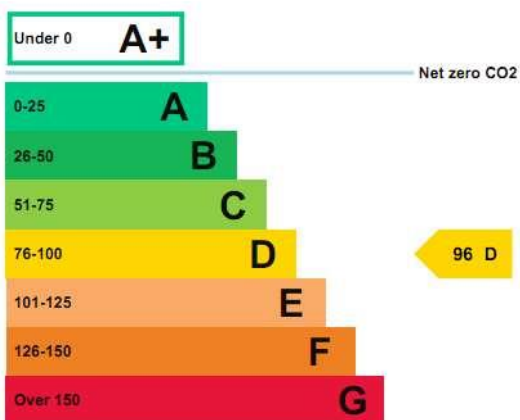
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	490 square metres

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 D.



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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

33 B

If typical of the existing stock

96 D