



**HEALY SIMPSON**

PROPERTY CONSULTANTS SINCE 1880



**60, Standishgate, Wigan, WN1 1UW**  
**Annual Rental Of £17,500 plus VAT**

- Retail/Office premises
- Ground floor retail 990 sq ft
- Town centre location
- First floor 990 sq ft



## **60, Standishgate, Wigan, WN1 1UW**

This retail unit occupies a prominent position on Standishgate facing Primark and McDonalds.

### **Accommodation**

#### **Ground floor**

Ground floor gross internal floor area 990 sq ft (92 sq m)

#### **First floor**

First floor gross internal floor area 990 sq ft (92 sq m). There are W.C. facilities on the first floor.

#### **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 rental of £17,500 plus VAT.

#### **VAT**

Prices, outgoings and rentals are liable to VAT.

#### **Rating assessment**

The Rateable Value effective 1st April 2023 is £16,000. 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**

BY appointment through this office. Telephone 01942 241797 or email 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)

60 Standishgate WIGAN WN1 1UW	Energy rating	Valid until:	20 March 2032
	<b>D</b>	Certificate number:	2110-3887-2020-0209-6195

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	184 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.

