



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



48-50, Standishgate, Wigan, WN1 1UW

Annual Rental Of £25,000 plus VAT

- Retail/office premises
- Town centre location
- Ground floor retail 1,375 sq ft
- First floor 1,375 sq ft



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

Accommodation

Ground floor

Ground floor gross internal floor area approximately 1,375 sq ft (127.79 sq m)

First Floor

First floor gross internal floor area approximately 1,375 sq ft (127.79 sq m)

There are also kitchen and W.C facilities.

Lease terms

The premises are available on effective FRII 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 £25,000 plus VAT.

VAT

Prices, outgoings and rentals are liable to VAT.

Rating Assessment

The Rateable Value effective 1st April 2023 is £27,000. 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. Please contact us 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)

48-50 Standishgate WIGAN WN1 1UW	Energy rating	Valid until:	10 May 2029
	D	Certificate number:	0050-6915-0381-2360-7070

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	224 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.

