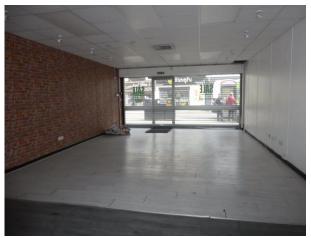




60, Standishgate, Wigan, WN1 1UW Annual Rental Of £17,500 plus VAT

- Retail/Office premises
- Town centre location

- Ground floor retail 990 sq ft
- 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
Certificate	2110-3887-2020-0209-
number:	6195

Property type A1/A2 Retail and Financial/Professional services

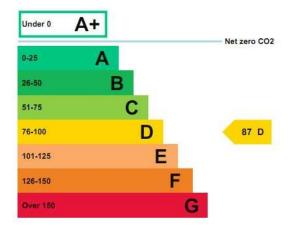
Total floor area 184 square metres

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.