



## To Let Detached Retail Premises

13 - 15 Fleet Street, Wigan, Lancashire, WN5 0DU

1,459 ft<sup>2</sup> (135.54 m<sup>2</sup>)

- Close to a highly prominent junction
- Popular location
- Large public car park located behind subject property
- Incentives available
- Suitable for a variety of uses

## Description

The property is a single storey detached retail premises previously used as a convenience store. It provides a large open plan sales area with a rear section for stock and storage. It has a loading area on the side elevation of the property and also has the benefit of electric roller shutters. It may suit a number of uses including retail, trade counter, showroom or leisure use subject to the necessary planning consents.

The property has the benefit of being located next to a large public car park which provides the main parking for Pemberton Town Centre.

## Location

The property is located on Fleet Street close to the very busy Junction of Ormskirk Road A(577), Fleet Street and White Street. It is close to KFC and Tesco Express in Pemberton Town Centre, which is a popular location for both Local Businesses, Retailers and Leisure Operators.

The property is well located with Ormskirk Road providing access to Wigan Town Centre the and the regional and national motorway network. The property is a short distance from both the M6 and M58 Motorways.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides 135.54 m<sup>2</sup> (1,459 ft<sup>2</sup>) of accommodation

## Rent and Lease Terms

£18,000 per annum exclusive of all other out goings payable monthly in advance.

The premises are available on full repairing and insuring lease for a term to be agreed.

## Planning Use

Use Class E - Alternative uses may be considered subject to the necessary planning consents

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £13,500

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030  
info@fletchercre.co.uk



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