



To Let - Prominent Retail Premises

11 Standishgate, Wigan, North West, WN1 1UF

13,863 - 18,173 ft² (1,287.87 - 1,688.27 m²)

- Entrances to Grade Arcade and Standishgate
- Space can be split to provide two large floor plates
- Suitable for a variety of uses
- Opposite the Galleries Development
- Situated in the Heart of Wigan Town Centre
- Close to a large Multistorey Car park

Description

The subject property, provides a large retail space with frontage on to both the Grade Arcade and Standish Gate opposite the new Galleries Development. The opportunity is to lease a large open plan space either in its entirety or can be split to provide two large self contained space. The space can be used for a variety of uses including retail and leisure use. The property is also opposite £135 million redevelopment at the Galleries which looks to provide a vibrant new retail, leisure, commercial and residential destination in the heart of Wigan town centre.

Location

The premises is located in a prominent position on Standishgate, the primary retail High Street in Wigan.

The store is positioned fronting the main entrance to the Galleries Shopping Centre with a dual entrance internally

to the Grand Arcades Shopping Centre. Notable retail occupiers on Standishgate include Specsavers, Caffè Nero, B&M and Iceland. Significant occupiers within Grand Arcades include Boots, Next and H&M.

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 the following floor areas:

Lower Ground Floor Standishgate	13,863 sq ft
Upper Ground/1st Floor Grade Arcade	18,173 sq ft
Basement servicing area	4,614

Rent and Lease Terms

Rents will vary £70,000 - £90,000 Per annum depending on how the floors will split. Rents exclusive of all other outgoing and payable quarterly in advance.

The lease will be held on full repairing and insuring lease for a term to be agreed.

Planning Use

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

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

Rateable Value £255,000

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses).

The rates are likely to be reassessed should the demise be split into smaller units.

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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