



WIGAN UNIT LSU02, GRAND ARCADE SHOPPING CENTRE

LOCATION

Wigan is equidistant between Liverpool and Manchester with a resident population of 329,300 (source: ONS 2021 Census) and a 10-mile catchment population of 1,014,802 (source: CoStar).

Grand Arcade is a 439,000 sq ft shopping centre, which opened in 2007 at the heart of Wigan town centre and is home to **River Island, JD, Pandora, Waterstones, Poundland, Holland & Barrett, New Look, Boots** and **Superdrug** amongst others; and is served by an 863 space multi-storey car park.

The mixed-use redevelopment of the Galleries Shopping Centre, opposite Grand Arcade, will include leisure space, a market hall, 464 residential units and a hotel. The first phase is due to open in 2025.

Wigan & Leigh College operates several faculties in Wigan town centre with more than 8,000 students attending.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor	691.57 sq m	(7,443 sq ft)
First Floor	686.06 sq m	(7,384 sq ft)

TERMS

The premises are available by way of a new 10 year effectively full repairing and insuring lease, subject to 5 yearly upward rent reviews.

RENT

Upon application.

SERVICE CHARGE

The current service charge estimate is £71,540 annum. Further details upon request.

RATES

Rateable Value (2023) £132,000

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

COSTS

All figures quoted are subject to VAT where applicable. The ingoing party is to be responsible for their own legal costs incurred in the transaction where applicable.

EPC

The property has an EPC rating of 56 (C). A copy of the EPC is available upon request.

SUBJECT TO CONTRACT,
VACANT POSSESSION
& WITHOUT PREJUDICE

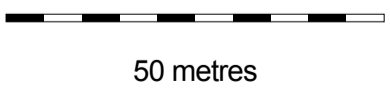


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