

# UNIT LSU06, 42, THE GRAND ARCADE SHOPPING CENTRE, WIGAN FITTED 2 LEVEL TRADING STORE

# LUNSONMITCHENALL



## LOCATION

Grand Arcade is the main shopping Centre in Wigan providing 439,000 sq ft of retail space and benefits from 836 car parking spaces.

Retailers trading within the centre include **JD, Waterstones Boots, Pandora, New Look, Schuh, River Island** and **Sports Direct**.

Grand Arcade is opposite Wigan Councils new £130 million Galleries redevelopment, which is to provide a new hotel, 464 residential units, leisure and co working offices.

This unit is situated in close proximity to the entrance to the centre car park, **Costa Coffee, Little Kitchen** and **LP4**

## ACCOMODATION

The store provides the following gross internal areas:-

Ground Floor:	1,913.90 sq m	20,601 sq ft
First Floor:	1,654.79 sq m	17,812 sq ft
Basement:	440.18 sq m	4,738 sq ft

The store can be subdivided and further information is available upon request.

## RENT

Available upon application.

## TENURE

The property is available on a new 10 year effectively full repairing and insuring lease with upward only rent review at the end of the 5<sup>th</sup> year.

## RATES

Rateable Value:	£142,000
UBR 2023/2024:	51.2p
Rates Payable 2023/2024	£72,704

Interested parties are advised to verify the current rates payable with the Local Authority.

## SERVICE CHARGE

Estimated annual service charge is £130,428.

## COSTS

Each party is to be responsible for their own legal costs.

## VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

## AVAILABILITY

Subject to vacant possession.

## EPC

Energy Rating C. A full certificate is available on request.

## MONEY LAUNDERING REGULATIONS

Under new Anti Money Laundering legislations Lunson Mitchenall are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

## VIEWING / FURTHER INFORMATION

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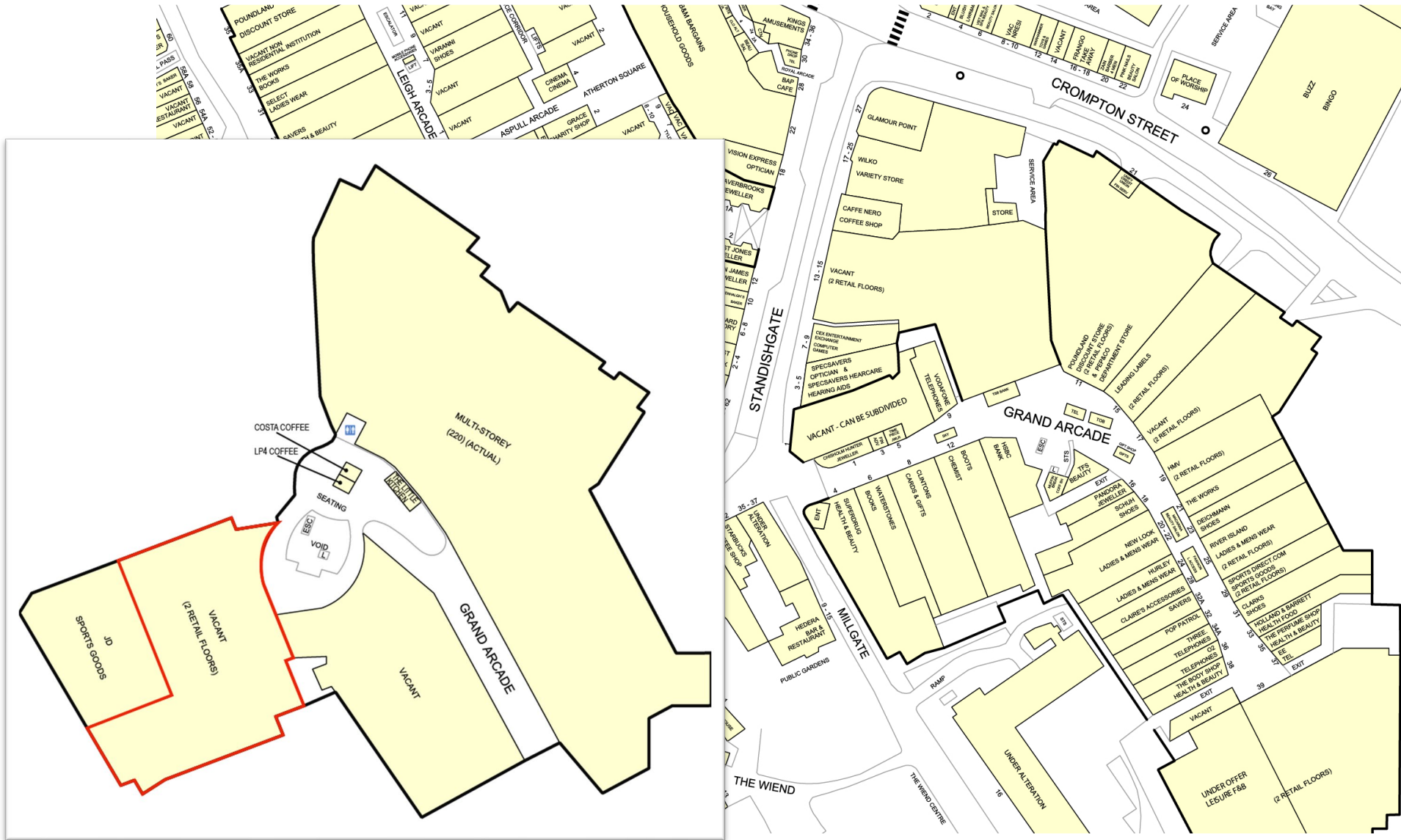
Subject to Contract – February 2023

**LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT**

# 020 7478 4950

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**IMPORTANT**  
Lunson Mitchenall Ltd. give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on these as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Lunson Mitchenall Ltd has any authority to make or give any representation or warranty whatever in relation to this property.