

16 Marsden Street, Royal Arcade,
Standishgate, Wigan WN1 1QH

to let

Self-contained unit
34.64 SQM (392 SQFT)



£9,500 per annum

- Prominent position at the end of the Royal Arcade fronting Marsden Street
- Within an established town centre shopping arcade home to a number of small niche retailers
- Benefits large display window & 1st floor ancillary storage

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Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

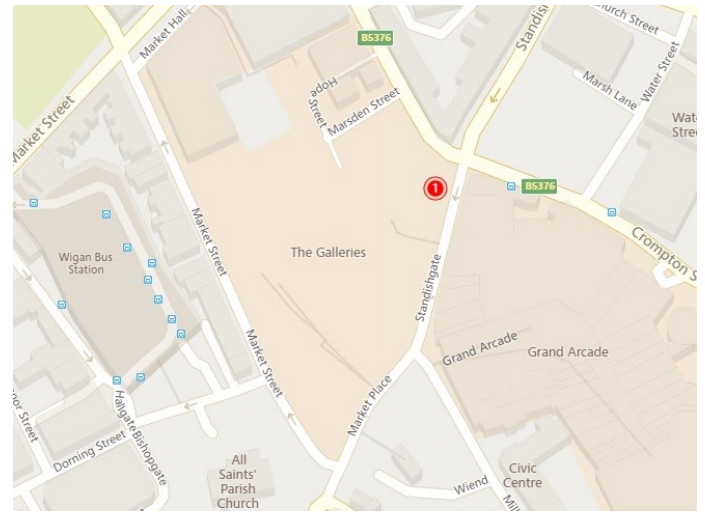
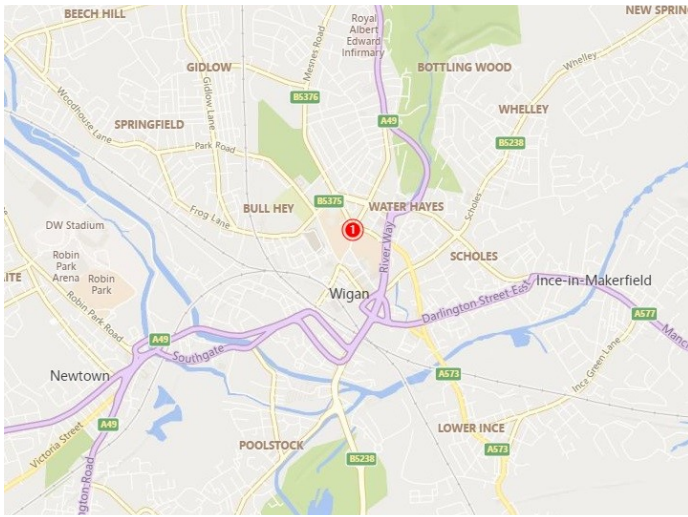


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Location

The subject unit is located at the end of the Royal Arcade in the heart of Wigan town centre and within close proximity to The Grand Arcade.

Pay & display multi storey car parks are close by.

Description

The arcade comprises 20 units with full glazed frontage and pedestrian access. Internally they provide tiled floor coverings, painted plastered walls and ceilings and electric storage heaters.

All tenants have keys to the main entrances for 24/7 access.

Services

We understand mains services are connected to the property to include mains water, drainage, electric. Communal WC facilities are provided on the first floor for the use of the tenants.

Accommodation

The property has the following accommodation

	SQM	SQ FT
Ground Floor Retail	14.90	160
FF Storage	21.54	232
TOTAL	36.44	392

Service Charge

Each occupier pays a proportion of the costs in relation to the maintenance of the communal areas and buildings insurance on a pro-rata basis. Details of cost can be provided upon request.

Terms

The premises are available to let on terms to be agreed. A deposit will be requested.

Rental

£9,500 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT is not applicable on this transaction.

Legal costs

The Landlord will provide their standard Tenancy agreement to be signed and completed by all parties, however, in the event that Solicitors are required to provide a bespoke lease then each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Sept 2022 REF: AG0654

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Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.