

28 Standishgate

Wigan WN1 1UE

Self-contained premises
75.81 SQM (816 SQFT)

£24,000 per annum

- **Within an established shopping arcade amongst small niche occupiers**
- **On main pedestrianised shopping area of Wigan town centre**
- **Good levels of passing football**

To Let

PARKINSON
REAL ESTATE

e: info@parkinsonre.com www: parkinsonre.com

Additional Plans / Photos







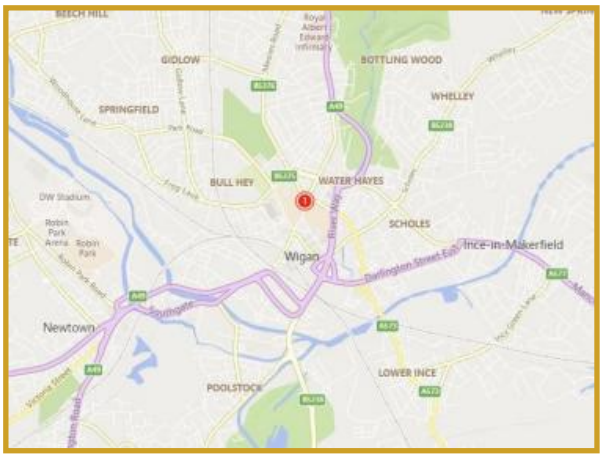






10 Beecham Court,
Wigan, WN3 6PR

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Location

The subject unit is located within the Royal Arcade on the main retailing pitch of Standishgate within the heart of Wigan town centre and within close proximity of the Grand Arcade. Pay & display car parks are within walking distance as well asl all local amenities.

Description

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

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

The subject unit is suitable for retail uses and benefits from a return frontage into the shopping arcade as well as directly onto Standishgate benefiting high levels of passing footfall.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will been tested prior to completion.

Accommodation

	SQM	SQFT
28 Standishgate	75.81	816

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 the cost can be provided upon request

Rent

£24,000 per annum exclusive

Terms

Available to let by way of a new full repairing and insuring lease on terms to be agreed. A deposit will be requested to be held as a bond over the duration of the term.

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by the Landlord that VAT is not payable. Your legal adviser should verify

Legal Costs

The landlord will provide their own 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 their own legal costs incurred in this transaction. A solicitors undertaking or abortive costs deposit will be required direct to the Landlords solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate with a rating of B-47 valid until March 2035.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0929 **Nov 2026**

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Subject to contract

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MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.