TO LET

RogerHannah

9 Market Place, Wigan, **WN1 1PE**

Four Storey Retail Unit Suitable for A Variety of Uses
2,649 Sq Ft (246.10 Sq M)

- Prominent Town Centre Location
- Walking Distance to Main Shopping Centre + Retailers
- Open Plan Layout with AC

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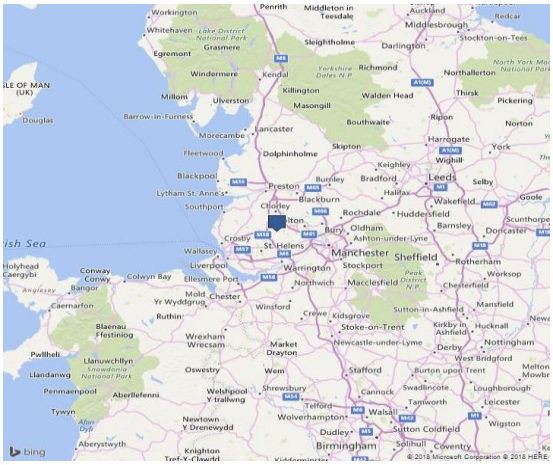

Location
The property is situated in a prominent corner position on Market Place. Occupiers in the vicinity include Barclays, Betfred, Wetherspoons, Pound Bakery, Goldsmiths, Boots Opticians and Ladbrokes. The Galleries Shopping Centre is also in close proximity.

Description
3 storey retail premises with open floor plates, ancillary storage, WC and kitchen facilities. The Ground floor provides a modern fit out with AC and ventilation installed.

The unit was occupied by Coral betting shop

Accommodation
The propety has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area basis to provide the following floor areas:

Ground Floor	771.5 sq ft	71.67 sq m
First Floor	648.78 sq ft	60.4 sq m
Second Floor	800 sq ft	74.3 sq m
Third Floor	429 sq ft	39.88 sq m
Total	2,,649 sq ft	246.10 sq m

Asking Rent
£42,000 per annum exclusive.

Business Rates
The unit has a 2017 rateable value of £31,000.
For further details visit Gov.uk or contact the business rates department in the Local Authority.

EPC
D (90). A copy of the EPC is available on request.

VAT
All prices quoted are exclusive of VAT.

TENURE
The premises are held on a lease expiring 07/12/2020.

Viewing & Further Information
If you would like to view this property or would like further information please contact the Sole Agents:

Roger Hannah
Agent: Dan Rodgers
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Date of Preparation
17 May 2019

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