

TO LET

£17,000 per annum



UNIT 2, 402/410 Gidlow Lane, Wigan, WN6 7PL

SITUATION AND DESCRIPTION

The premises is located next to the ever popular Tesco Express food store on Gidlow Lane close to its junction with Beech Hill Avenue and Spencer Road West. With customer car parking and an ATM the Tesco store trades 6am to 11pm everyday. Other occupiers on Gidlow Lane include Galloways Bakers, Corbitt Sports, a florist and a number of hot food takeaways. The property is located to the north of Wigan Town Centre serving the surrounding residential areas.

A rectangular unit with a fully glazed shop front adjoining the Tesco Store and ATM. Providing regular shaped accommodation partitioned to form rear storage and office along with DDA compliant toilet facilities and staff kitchen area.

FLOOR AREAS

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

| | | |
|------------------|------------|------------|
| Total Floor Area | 74.5 sq.m. | 801 sq.ft. |
|------------------|------------|------------|

LEASE

The property is available by way of a new lease drafted on Tenants full repairing and insuring terms and for a period of 5 or 10 years.

RENT

£17,000 per annum exclusive of service charge and building reinstatement insurance.

BUSINESS RATES

The premises have been assessed having a rateable value AT APRIL 2017 of £11,750. Qualifying occupiers will benefit from up to 100% small business rate relief. Interested parties should make their own enquiries with the local authority.

EPC

Certificate Number: TBC
Energy Performance Asset Rating: TBC

VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: johnbarker@hwardp.co.uk

Subject to Contract
Details Prepared September 2022

UNIT 2, 402/410 Gidlow Lane, Wigan, WN6 7PL

