

Retail/Leisure Unit

Unit 6, Grand Arcade, Wigan, WN1 1BN

Ground floor: 2,678 ft² (248.79m²)

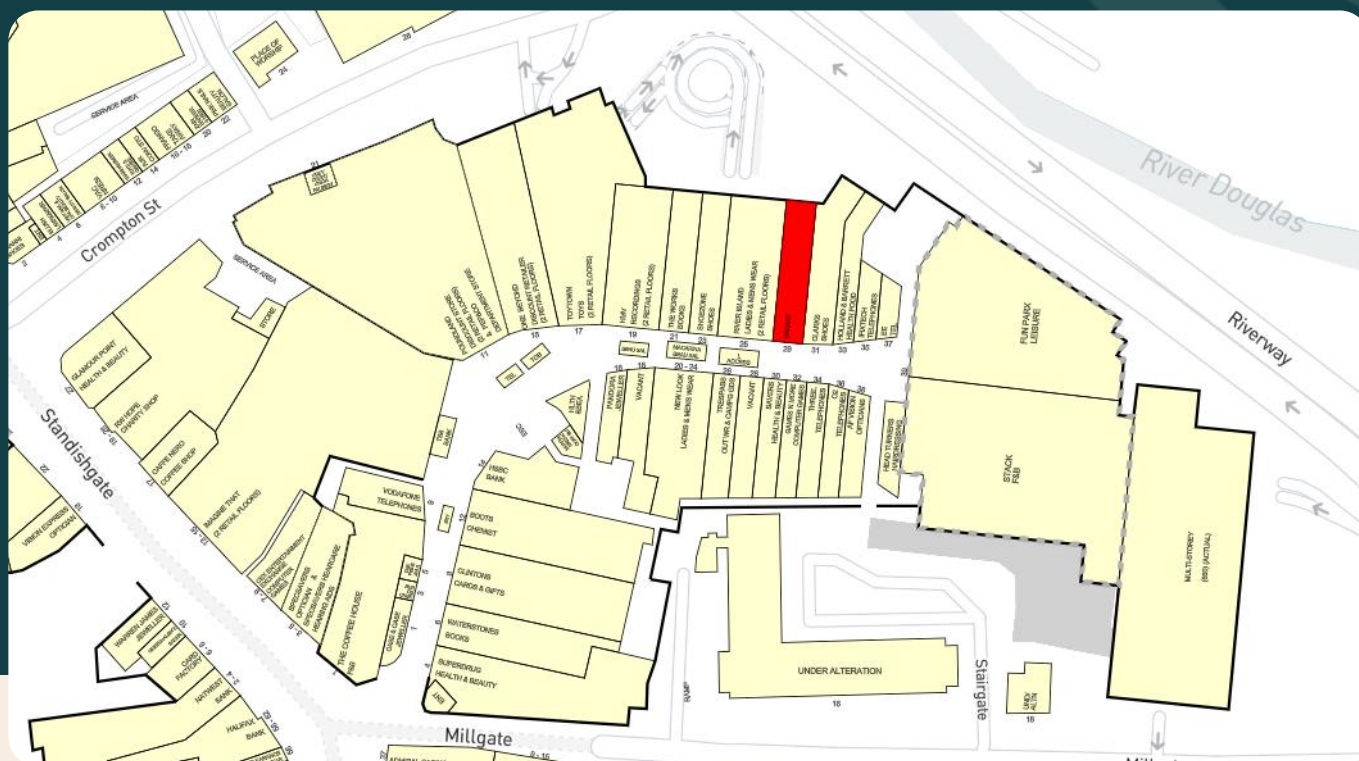


To Let



cited.co.uk
0208 076 6666

Location

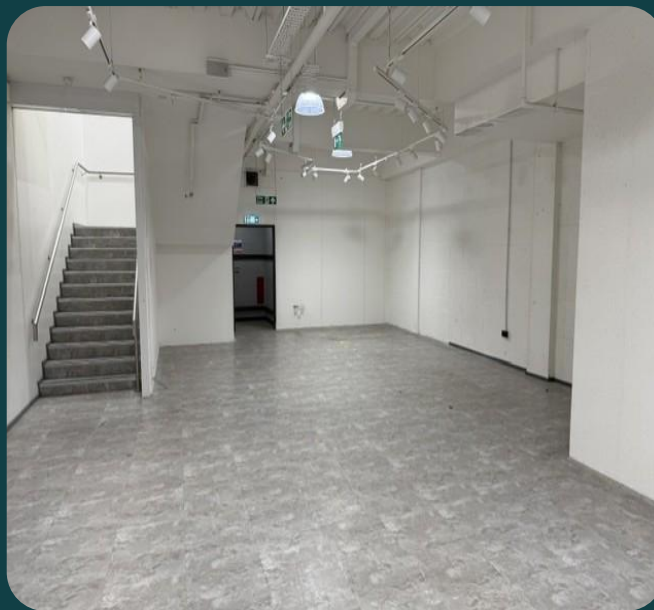
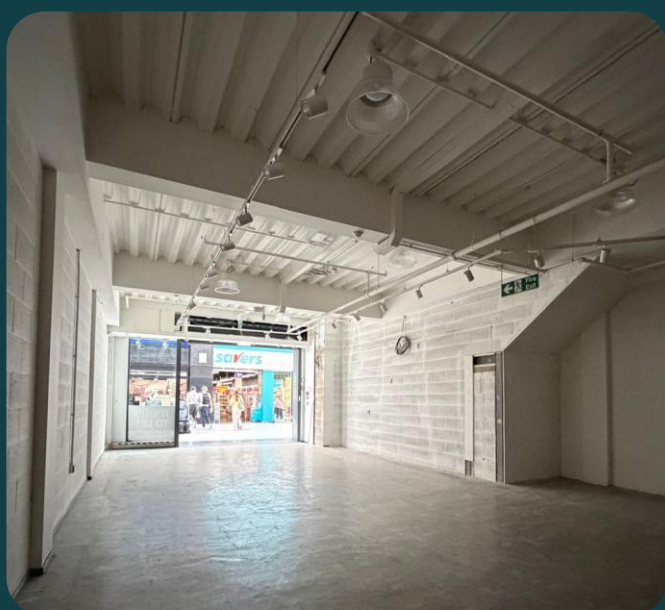


The Grand Arcade is Wigan's premier retail and leisure destination, home to national retailers including **Boots**, **River Island**, **New Look**, **JD Sports** and **Trespass**. The scheme is also undergoing significant investment, with major new leisure operators including **STACK**, **Funparx** and **Imagine That** set to create a high footfall family and entertainment destination.

The available ground floor unit occupies a prominent position within the scheme and is ideally suited to a range of retail and leisure operators, with the possibility of taking the first floor as well. Grand Arcade occupies a prime town centre location adjacent to Wigan Bus Station and within easy walking distance of both Wigan North Western and Wigan Wallgate railway stations. The centre also benefits from over 850 customer parking spaces.



Click [here](#) for Google map link



Accommodation

Prominent fronted unit on to the ground floor of the shopping centre.

The property comprises the following internal floor area:

	SQ FT	SQ M
Ground Floor	2,678	248.79

Rent

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

Price on application.

VAT

VAT is applicable at the prevailing rate.

Service Charge

Service charge is payable on an apportioned basis. Payable towards communal maintenance of the building.

Rates

The premises will require reassessment on occupation following reconfiguration of the building.

This is information for guidance only and all parties are advised to check themselves with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC Rating

Available upon request



Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

Oliver Marshall
oliver@cited.co.uk
07386 200076

Rosie Civil
rosie@cited.co.uk
07539 257338



cited.co.uk
0208 076 6666