

On the Instructions of Next Plc

WIGAN

31/33 Marketgate Shopping Centre

PRIME SHOP
AVAILABLE



LOCATION

The property is situated at the entrance to the Marketgate Shopping Centre in close proximity to the new Grand Arcade Shopping Centre within Wigan's town centre. Nearby occupiers include **HMV**, **Dollond & Aitchison**, **WH Smith** and **Goldsmiths**. A street traders plan is on the reverse of these particulars for your further information.

DESCRIPTION

The premises are arranged on ground and first floors with the following approximate areas and dimensions:

Gross Frontage	7.01 m	23 ft 2 in
Return Frontage	26.64 m	88 ft
Internal Width	6.05 m	20 ft
Ground Floor Sales	233.27 sq m	2,511 sq ft
First Floor Sales	86.39 sq m	930 sq ft
First Floor Ancillary	80.73 sq m	869 sq ft

TENURE

The premises are currently held by way of two co-terminus leases set to expire on 28th September 2014. Both leases are subject to one remaining review on 29th September 2009.

PASSING RENT

The current passing rent is **£92,750**.

TERMS

Offers invited.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £64,000 and the Rates Payable are £31,040. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

VIEWING

By appointment via this office:

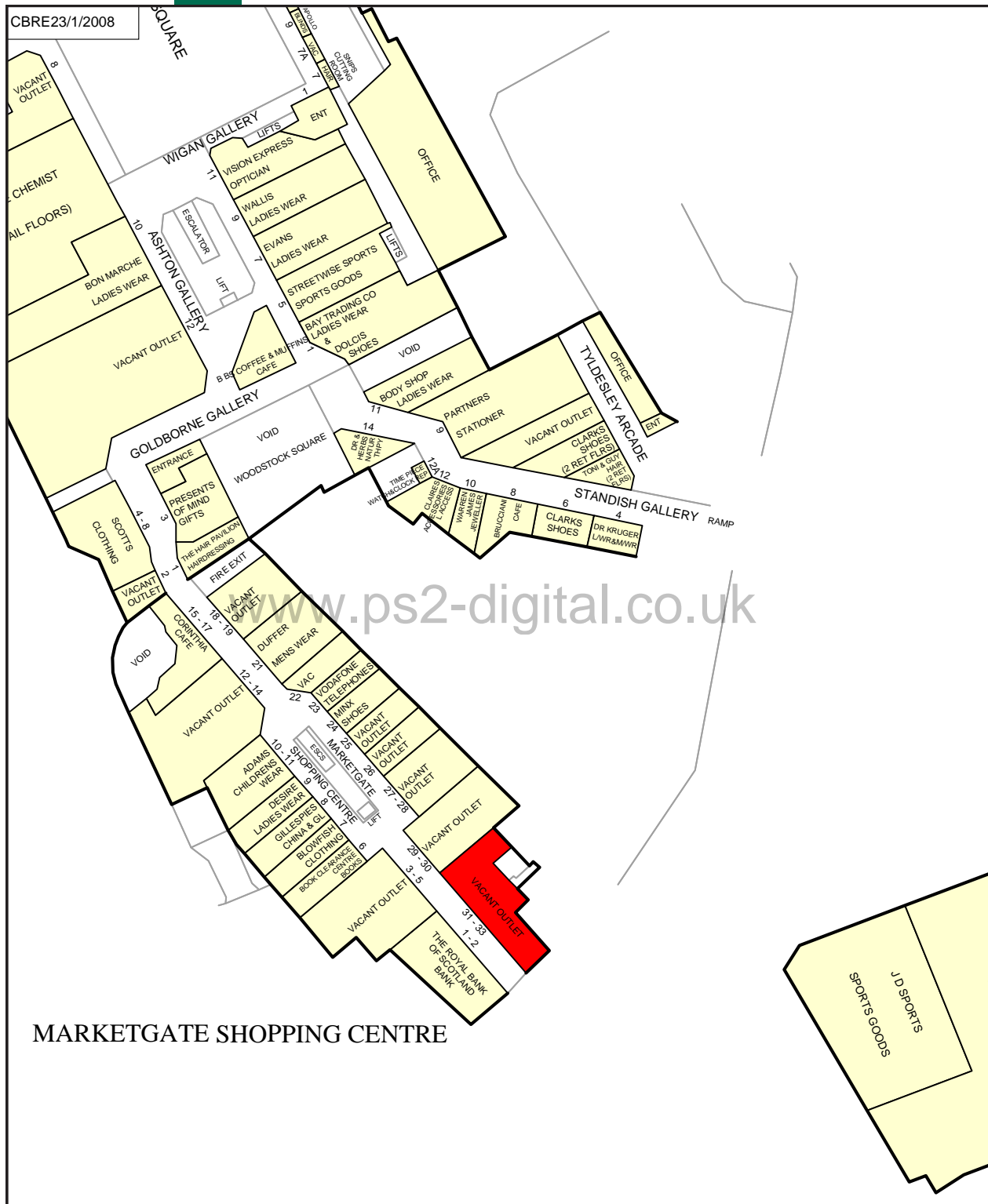
Graham Barr

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MARKETGATE SHOPPING CENTRE

Not to scale.

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