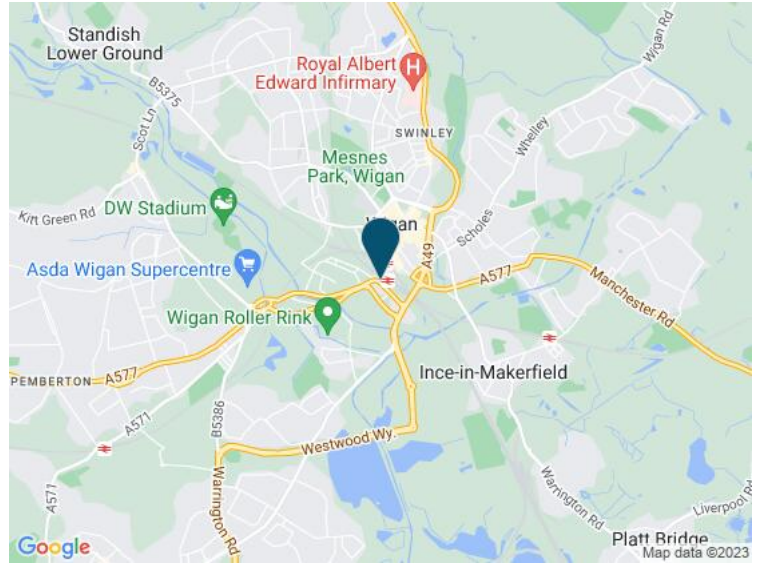











## Unit No. 6 Queen Street, WN3 4DY

Reference number: WGW10702



-  Size: 1,636 sq ft (151.99) sq m
-  Location: Wigan
-  Rent: £24,540 per annum + VAT
-  Type: Retail, Leisure
-  Available From: Available From: MAY 2022
-  Local Authority: Wigan Borough Council on Tel No: 01942 244991
-  Deposit:

## Key Details:

- Prominent Location
- Retail/Leisure

## Location Description:

The premises are located right on the edge of Wigan town centre in a highly prominent location on the busy Inner Ring Road. They are situated on the corner at the junction of Queen Street with Wallgate.

## Tenancy Agreement:

Available on The Arch Company's Standard Tenancy Agreement. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement. Other agreement types may be available.

## Solutions RPI:

Solutions RPI 1%

## Property Insurance:

The tenant is to pay the sum of £440.00 per annum in respect of a contribution to insurance.

## User Planning:

Within XX Use of Town and Country Planning (Use Classes) Order 1987 (as amended)

## Service Charge:

TBC

## Contact:

Jonathan Baucher  
jb@b1realestate.co.uk  
07793 808 565 / 0113 873 0303

## Disclaimer:

The Arch Company Properties Limited give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

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