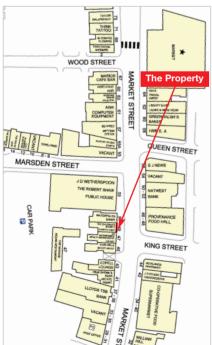
Westhoughton49 Market Street BL5 3AG

- Freehold Shop Investment
- Central town centre location
- Let to The Church of England Children's Society
- Reversion 2020
- Current Rent Reserved

£13,000 pa







Tenure

Freehold.

Location

Westhoughton, with a population of some 23,000, is a town 4 miles south-west of Bolton, 5 miles east of Wigan and 13 miles north-west of Manchester.

The property is situated on Market Street close to the junction with Marsden Street in a central location of Westhoughton.

Occupiers close by include Lloyds Bank, Post Office, Co-operative Food, NatWest Bank and a variety of local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	4.45 m	(14' 7")
Net Frontage	4.0 m	(13' 2")
Shop Depth	13.80 m	(45' 4")
Built Depth	30.40 m	(99' 9")
Ground Floor	110.00 sq m	(1,184 sq ft)
First Floor	96.20 sq m	(1,035 sq ft)
Total	206.20 sq m	(2,219 sq ft)

NB. Floor areas taken from the VOA website www.voa.gov.uk

Tenancy

The entire property is at present let to THE CHURCH OF ENGLAND CHILDREN'S SOCIETY for a term of 10 years from 1st March 2010 at a current rent of £13,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease contained a break clause in the fifth year which was not exercised by the tenant.

Tenant Information

Website Address: www.childrensociety.org.uk For the year ended 31st March 2014, The Church of England Children's Society reported a nil turnover, a pre-tax profit of £2.399m, shareholders' funds and a net worth of £25.421m. (Source: riskdisk.com 08.06.2015.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.