

Westhoughton 49 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.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Gary Shepherd, Alker Ball Healds. Tel: 01942 246241 e-mail: gshepherd@abhlaw.co.uk