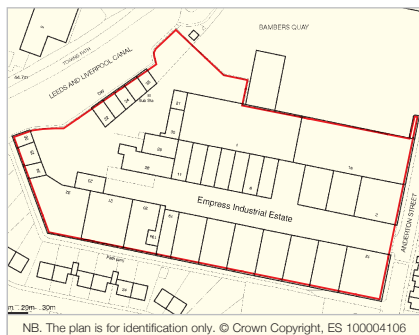
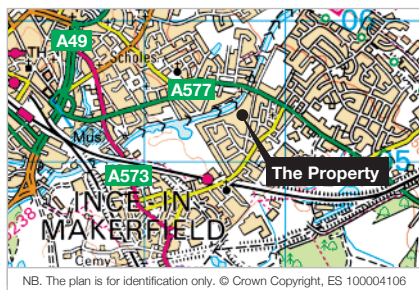


# Wigan Empress Industrial Estate Anderton Street Ince-in-Makerfield Lancashire WN2 2BG

- **Virtual Freehold Multi-Let Industrial Investment**
- Comprising 34 units extending to a total of 8,616 sq m (92,743 sq ft)
- Site area 1.4 hectares (3.4 acres)
- Asset management opportunities
- Easy access to Wigan town centre
- Adjacent to a residential area
- Reversions from 2017
- Total Current Gross Rents Reserved **£86,440 pa**  
**plus vacant possession of 5,759 sq m (61,990 sq ft)**

**On the Instructions of  
a Major Fund**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Virtual Freehold. Held for a term of 999 years from 1985 (thus having some 967 years unexpired) at a fixed ground rent of £100 per annum.

## Location

Wigan is approximately nine miles south-west of Bolton, 10 miles north of Warrington and 16 miles north-west of Manchester. Wigan Borough has a population of approximately 318,000. The town is well served by transport links, with Ormskirk Road (A577) providing access to Junction 26 of the M6 and the M58 approximately five kilometres (three miles) to the west. The A58 provides a link to Junction 5 of the M61 approximately nine and a half kilometres (six miles) to the east. The property is situated about a mile east of Wigan town centre and is accessed via the A577 Manchester Road. The M6 Motorway is 4 miles to the west and the M61 3 miles to the east. The surrounding area is a mix of industrial and residential. Part of the site backs on to the Leeds and Liverpool Canal.

## Description

This substantial property is arranged on a site which extends to 1.4 hectares (3.4 acres) to provide a self-contained industrial estate comprising 34 units together with associated service areas and car parking.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

## Energy Performance Certificate

For EPC Ratings 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** J Holder Esq, Hamlins LLP. Tel: 0207 355 6000 e-mail: [jholder@hamlins.co.uk](mailto:jholder@hamlins.co.uk)

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1 and Rear Yard	Vacant	Ground Floor Unit 1,165 sq m (12,546 sq ft)			
Unit 1A	Vacant	Ground Floor Unit 1,185 sq m (12,761 sq ft)			
Unit 2	Wigan Engine Services Ltd	Ground Floor Unit 376 sq m (4,049 sq ft)	6 years from 15.10.2012 Tenant option to break 14.04.2017	£13,750 p.a.	Reversion October 2018
Unit 3	Vacant	Ground Floor Unit 233 sq m (2,509 sq ft)			
Unit 4	Mr P Price	Ground Floor Unit 251 sq m (2,703 sq ft)	3 years from 09.11.2015 Tenant option to break 09.05.2017	£12,000 p.a.	Reversion November 2018
Unit 5	Vacant	Ground Floor Unit 128 sq m (1,378 sq ft)			
Unit 6	JM Kitchen Services Ltd	Ground Floor Unit 119 sq m (1,282 sq ft)	7 years from 23.07.2012 Tenant option to break 07.07.2017	£4,400 p.a.	Reversion January 2019
Unit 7	Vacant	Ground Floor Unit 120 sq m (1,292 sq ft)			
Unit 8	Martin James Richards	Ground Floor Unit 120 sq m (1,292 sq ft)	Term of years from 25.03.2014 to 31.10.2016	£3,900 p.a.	Holding Over
Unit 9	Mr S Lowe	Ground Floor Unit 118 sq m (1,271 sq ft)	Term of years from 04.08.2011 to 16.06.2018	£4,380 p.a.	Reversion June 2018
Unit 10	Vacant	Ground Floor Unit 120 sq m (1,292 sq ft)			
Unit 11	Vacant	Ground Floor Unit 127 sq m (1,368 sq ft)			
Unit 12	Vacant	Ground Floor Unit 448 sq m (4,825 sq ft)			
Unit 13	Vacant	Ground Floor Unit 287 sq m (3,091 sq ft)			
Unit 14	D Farrell, P Jones and M Hamilton	Ground Floor Unit 287 sq m (3,091 sq ft)	Term of years from 29.05.2009 to 26.07.2018 Tenant option to break on 27.01.2017	£12,200 p.a.	Reversion July 2018
Unit 15	Vacant	Ground Floor Unit 287 sq m (3,091 sq ft)			
Unit 16	Vacant	Ground Floor Unit 285 sq m (3,069 sq ft)			
Unit 17	Vacant	Ground Floor Unit 268 sq m (2,886 sq ft)			
Unit 18	Vacant	Ground Floor Unit 299 sq m (3,220 sq ft)	Tenant option to break 05.09.2017		Reversion September 2019
Unit 19/19A	Vacant	Ground Floor Unit 172 sq m (1,852 sq ft)			
Unit 20	Vacant	Ground Floor Unit 290 sq m (3,123 sq ft)			
Unit 21	Delta Automation Ltd	Ground Floor Unit 455 sq m (4,900 sq ft)	Term of years from 15.08.2010 to 06.11.2017	£5,000 p.a.	Reversion November 2017
Unit 22	P Aspey and I Shaw	Ground Floor Unit 513 sq m (5,524 sq ft)	Term of years from 18.04.2011 to 30.04.2018 Tenant option to break 30.07.2017	£5,000 p.a.	Reversion April 2018
Unit 23	P Smith	Ground Floor Unit 95 sq m (1,023 sq ft)	6 years from 11.10.2012 Tenant option to break 11.12.2016	£3,390 p.a.	Reversion June 2018
Unit 24	Dapa Fire Ltd	Ground Floor Unit 52 sq m (560 sq ft)	3 years from 05.09.2013	£2,000 p.a.	
Unit 25	I McDougall	Ground Floor Unit 79 sq m (851 sq ft)	Term of years from 24.10.2010 to 10.06.2018	£2,950 p.a.	Reversion June 2018
Unit 26	Aqua Plumbing & Heating Ltd	Ground Floor Unit 43 sq m (463 sq ft)	Term of years from 09.11.2012 to 09.06.2018	£2,600 p.a.	Reversion June 2018
Unit 28	Vacant	Ground Floor Unit 206 sq m (2,218 sq ft)			
Unit 29 Ground Floor	C Plumb Ltd	Ground Floor Unit 112 sq m (1,206 sq ft)	Term of years from 08.12.2009 to 14.06.2018	£4,300 p.a.	Reversion June 2018
Unit 29 First Floor	Wigan Taekwondo Academy Ltd	First Floor Unit 118 sq m (1,271 sq ft)	4 years from 01.08.2014 Tenant option to break 01.08.2017	£4,270 p.a.	Reversion July 2018
Unit 31	Vacant	Ground Floor Unit 48 sq m (517 sq ft)			
Unit 32/33	P Banks and RM Vernon	Ground Floor Unit 119 sq m (1,282 sq ft)	Term of years from 06.12.2010 to 10.06.2017	£6,300 p.a.	Reversion June 2017
Unit 34	Vacant	Ground Floor Unit 46 sq m (495 sq ft)			
Unit 35 and Yard	Vacant	Ground Floor Unit 45 sq m (485 sq ft)			
NB. Not measured by Allsop LLP. All floor areas have been provided by the Vendor.		<b>Total</b>	<b>8,616 sq m (92,743 sq ft)</b>	<b>Total £86,440 p.a.</b>	