



Tenure

Leasehold. Held on a lease from Wigan Borough Council for a term of 125 years from 8th November 1977 (thus having some 88 years unexpired) at a fixed rent of a peppercorn.

Location

Wigan, with a population of some 85,000, is a major retail centre situated some 17 miles north-west of Manchester and 15 miles south of Preston. The town benefits from its proximity to the M6 (Junction 26) which is 4 miles to the west and to the M61 (Junction 6) being 6 miles to the north-east. The property is situated on the western side of the pedestrianised Market Place, close to its junction with Market Street and adjacent to the Marketgate Shopping Centre. Occupiers close by include W H Smith, Starbucks, Greggs, Thomas Cook, Yorkshire Bank, Halifax Bank, Boots Optician, Royal Bank of Scotland (adjacent), Goldsmiths, Lloyds TSB, Barclays and Santander.

Description

This attractive Grade II Listed property is arranged on basement, ground and two upper floors to provide a ground floor shop and part of a building society premises with self-contained offices on the first and second floors which are approached via an entrance at the front. The property intercommunicates with the adjoining building (No. 34) which is not included within the sale, forming a double building society unit. The property benefits from 4 car spaces (in tandem) at the rear and rear servicing access.

The property provides the following accommodation and dimensions:

30/32 Nationwide Building Society

Gross Frontage	7.4 m	(24' 4")
Net Frontage	5.8 m	(19' 0")
Shop & Built Depth	21.7 m	(71' 2")
Basement	46.7 sq m	(503 sq ft)
Ground Floor Sales	137.7 sq m	(1,482 sq ft)
Ground Floor Ancillary	5.5 sq m	(59 sq ft)

No. 28 Sub-let (Pound Bakery)

Gross Frontage	5.65 m	(18' 6")
Net Frontage	5.05 m	(16' 7")
Shop & Built Depth	8.9 m	(29' 3")
Basement	29.20 sq m	(314 sq ft)
Ground Floor Sales	46 sq m	(495 sq ft)
28-32 First & Second Floors (sub-let Stock, Moran, Smalwell Solicitors)		
First Floor (sub-let)	80.95 sq m	(871 sq ft)
Second Floor (sub-let)	86.25 sq m	(929 sq ft)
Attic Storage (No Access, not inspected by Allsop)	18.10 sq m	(195 sq ft)

Tenancy

The property is at present let to NATIONWIDE BUILDING SOCIETY for a term of 125 years less 10 days from 8th November 1977 at a current rent of £46,000 per annum. The lease provides for rent reviews every fifth year of the term. The rent payable on review is the appropriate proportion (71.829%) of the current yearly rental value of the property.

The lease contains full repairing and insuring covenants.

The basement and ground floor shop at No. 28 Market Place is sub-let to Sayers the Bakers Ltd at £22,000 pa and the first and second floors offices are sub-let to a firm of solicitors at £8,000 pa.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Nationwide – EPC Rating 71 Band C (Copy available on website).
Pound Bakery – EPC Rating 83 Band D (Copy available on website).
Offices – EPC Rating 62 Band C (Copy available on website).

Wigan

28-32 (Even) Market Place Lancashire WN1 1PE

- Attractive Town Centre Leasehold Bank Investment
- Pedestrianised town centre location
- Let to Nationwide Building Society with 88 years unexpired
- 5 yearly geared rent reviews
- Rent Review 2017
- Grade II Listed
- Current Gross Rent Reserved **£46,000 pa**

SIX WEEK COMPLETION AVAILABLE

