

Wigan
46-70 Standishgate
Lancashire
WN1 1UW

- **Leasehold Retail Parade Investment**
- Comprising eleven shops and one office
- Entirely let to Bellerby Properties Limited on a lease expiring in 2071
- Sub-let to tenants including Iceland, BrightHouse and Barnardo's
- Comprising a total of 3,429.6 sq m (36,917 sq ft)
- Well located opposite Primark and McDonald's
- Current Gross Rent Reserved
£134,929 pa

On the Instructions of a Major UK Fund Manager



Tenure

Leasehold. Held on three leases from The Wigan Borough Council each for a term of 99 years from 27th March 1972, 5th July 1975 and 25th March 1975 (thus having some 52/55 years unexpired). The ground rent of two of the leases is paid by the sub-tenant, the remaining ground rent is £1 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 on the west side of Standishgate, between its junctions with Mesnes Street and Northway (B5376). Occupiers close by include Primark, McDonald's (both opposite), British Heart Foundation, Wilkinson, Game, B&M Bargains and Vision Express, amongst others.

Description

The property is arranged on ground and one upper floor to provide a parade of eleven shops, the majority of which benefit from ancillary accommodation on the first floor, plus a self-contained first floor office suite (66A).

The property provides the following accommodation and dimensions:

No 46	49.2 sq m	(530 sq ft)
No 48-50	233.2 sq m	(2,510 sq ft)

No 52	175.7 sq m	(1,891 sq ft)
No 54	166.5 sq m	(1,792 sq ft)
No 56-58	291.5 sq m	(3,138 sq ft)
No 60	148.6 sq m	(1,600 sq ft)
No 62	429.6 sq m	(4,624 sq ft)
No 64	92.9 sq m	(1,000 sq ft)
No 66	187.5 sq m	(2,018 sq ft)
No 66A (Office)	445.7 sq m	(4,798 sq ft)
No 68	462.4 sq m	(4,977 sq ft)
No 70	746.8 sq m	(8,039 sq ft)

NB. Not inspected by Allsop, floor areas taken from www.gov.uk

Tenancy

The entire property is at present underlet to BELLERBY PROPERTIES LIMITED for a term of 99 years (less 7 days) from 27th March 1972 at a current rent of £134,929 per annum. The lease provides for rent reviews (please refer to lease) and contains full repairing and insuring covenants, individual shop units have been sub-let.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

