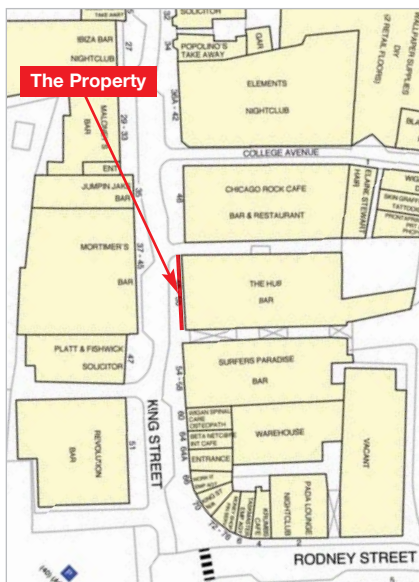


Wigan The Hub 48-50 King Street Lancashire WN1 1BT

- **Grade II Listed Freehold Leisure Investment**
- Comprising 1,381.45 sq m (14,870 sq ft) nightclub/bar
- Town centre position on leisure circuit
- Lease expires 2020
- Prominent position adjacent to Chicago Rock Café and Surfers Paradise
- Rent Review 2014
- Current Rent
£52,000 pa

On the Instructions of Irish Bank Resolution Corporation Ltd

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Wigan, with a population of some 89,000, 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 which is 4 miles to the west and to the M61 being 5 miles to the north-east. The property, which lies in the town centre Conservation Area, is situated in the town centre on the east side of King Street adjacent to Walkabout and backing on to the library. King Street forms part of the main leisure circuit in Wigan with nearby occupiers including Chicago Rock Café, Revolution, Mortimer's, Ibiza, Surfers Paradise, Elements, Jumpin Jaks and Maloneys.

Description
This attractive Grade II Listed property is arranged on lower ground, ground and three upper floors to provide a ground floor public bar, having lower ground floor offices and former catering kitchen with ancillary office and storage accommodation on the first, second and third floors which is largely unused. To the rear is a beer garden that opens onto the return street and the property also benefits from rear access for loading.

The property provides the following accommodation and dimensions:
Gross Frontage (Incl. Annex) 20.55 m (67' 5")
Net Frontage (Excl. Annex) 17.20 m (56' 5")
Built Depth 47.20 m (154' 10")

Ground Floor	704.25 sq m	(7,581 sq ft)
Lower Ground Floor	74.6 sq m	(803 sq ft)
First Floor	326 sq m	(3,509 sq ft)
Second Floor/Mezzanine	87 sq m	(936 sq ft)
Third Floor	189.6 sq m	(2,041 sq ft)
Total	1,381.45 sq m	(14,870 sq ft)

Tenancy
The entire property is at present let to NIGHT SPOT LTD for a term of 15 years from 17th March 2005 at a current rent of £52,000 per annum, exclusive of rates. The lease provides for rent reviews every third year of the term from September 2014 and contains full repairing and insuring covenants.

Tenant Information
Website Address: www.thehubbar.com

VAT
VAT is applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 95 Wigan**.