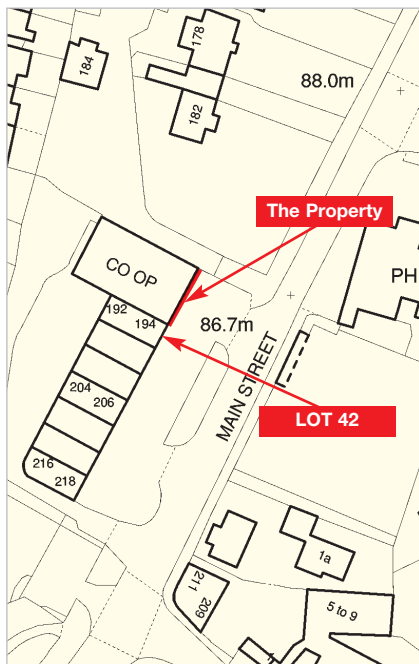


# **Billinge** **188 Main Street** **Wigan** **Lancashire** **WN5 7PE**

- **Freehold Convenience Store Investment**
- Forms part of an established parade of shops
- Let to Co-operative Group Food Ltd on a lease expiring 2024 (1)
- Rent Review 2019
- Current Rent Reserved  
**£30,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Billinge is a village located approximately 6 miles south-west of Wigan and 4 miles north-east of St Helens. Bilinge benefits from good road communications being 2 miles west of Junction 25 of the M6 which provides access to the North of England and London to the south. Bilinge also benefits from main road communications of the M58, A580 and A570. The property is situated on the west side of Main Street (A571), which comprises a mix of both residential and commercial properties and acts as the main thoroughfare through Bilinge. Occupiers close by include David Pluck Bookmakers, Texaco and Spar amongst a number of local traders.

**Description**  
The property comprises a ground floor convenience store with ancillary accommodation arranged over the first floor. There is car parking to the front of the shop, although this is not included in the sale.

The property provides the following accommodation and dimensions:

|                       |                    |                      |
|-----------------------|--------------------|----------------------|
| <b>Gross Frontage</b> | <b>10.70 m</b>     | <b>(35' 2")</b>      |
| <b>Net Frontage</b>   | <b>10.25 m</b>     | <b>(33' 7")</b>      |
| <b>Shop Depth</b>     | <b>17.80 m</b>     | <b>(58' 5")</b>      |
| <b>Built Depth</b>    | <b>21.80 m</b>     | <b>(71' 6")</b>      |
| <b>Ground Floor</b>   | <b>246.15 sq m</b> | <b>(2,649 sq ft)</b> |
| <b>First Floor</b>    | <b>132.00 sq m</b> | <b>(1,421 sq ft)</b> |
| <b>Total</b>          | <b>378.15 sq m</b> | <b>(4,070 sq ft)</b> |

## **Tenancy**

The entire property is at present let to CO-OPERATIVE GROUP FOOD LTD for a term of 10 years from 25th March 2014 at a current rent of £30,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants. There is a tenant's option to determine the lease on 24th March 2019 (1).

## **Tenant Information**

For the year ended 4th January 2014, Co-operative Group Food Ltd reported a turnover of £10.534bn, a pre-tax loss of £277m and a net worth of £756m. (Source: Experian 12.11.2015)

## **VAT**

VAT is applicable to this lot.

## **Documents**

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

## **Energy Performance Certificate**

For EPC Rating please see website.

## **Buyer's Premium**

Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

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** Lisa Marie Hill, Bond Dickinson. Tel: 0191 279 9139 e-mail: [lisamarie.hill@bonddickinson.com](mailto:lisamarie.hill@bonddickinson.com)