



Tenure
Freehold.

Location
Leigh is a market town serving a population of 43,000, situated about 12 miles west of Manchester city centre and 7 miles south-east of Wigan. The town enjoys good communications, being on the A579, which links the M6 (Junction 22) and M61 (Junction 4). The property is situated in the pedestrianised town centre, opposite the junction with Silk Street. Occupiers close by include Specsavers, Boots, Superdrug, Santander and HSBC.

Description
The property is arranged on basement, ground and two upper floors to provide a banking hall on ground floor, basement storage with ancillary offices and staff accommodation on the upper floors. The property benefits from access at the rear and a car park (14 spaces approximately).

The property provides the following accommodation and dimensions:		
Gross Frontage	18.26 m	(59' 11")
Net Frontage	16.3 m	(53' 5")
Shop Depth	13.9 m	(45' 7")
Built Depth (Max)	22.05 m	(72' 4")
Basement	105.5 sq m	(1,136 sq ft)
Ground Floor Bank	205.16 sq m	(2,208 sq ft)
Ground Floor Office	21.09 sq m	(227 sq ft)
First Floor	115.95 sq m	(1,248 sq ft)
Second Floor	98.86 sq m	(1,064 sq ft)
Total	546.56 sq m	(5,883 sq ft)

Tenancy
The entire property is at present let to BANK OF SCOTLAND PLC (t/a Halifax) for a term of 15 years from 14th November 2007 at a current rent of £87,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
Website Address: www.bankofscotland.co.uk
For the year ended 31st December 2016 Bank of Scotland plc did not report a turnover but reported a pre-tax profit of £3.395bn, shareholders' funds of £13.763bn and a net worth of £13.338bn. (Source: Experian 07.11.2017.)
The ultimate holding company is Lloyds Banking Group plc.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

Viewings
There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 22nd November. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 113 Leigh**.

Leigh 50-54 Bradshawgate Lancashire WN7 4LA

- **Attractive Freehold Bank Investment**
- Pedestrianised town centre location
- Let to Bank of Scotland plc (t/a Halifax)
- Lease expires 2022
- Rent Review November 2017
- Totals 546.50 sq m (5,883 sq ft)
- Car parking at the rear
- No VAT applicable
- Current Rent Reserved
£87,500 pa

**SIX WEEK COMPLETION
AVAILABLE**

