

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

Total

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) |

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

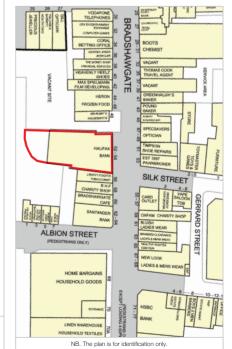
DT-

- 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





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 M Lopian Esq, Lawyers Inc. Tel: 0161 214 4001 e-mail: ml@lawyersinc.org

(5,883 sq ft)

546.56 sq m