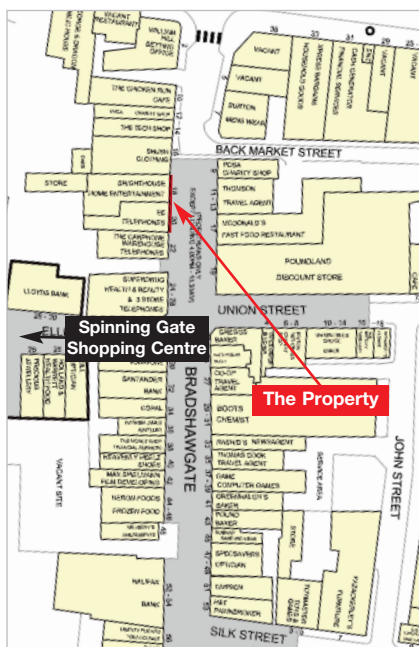


# Leigh 20/20A Bradshawgate Lancashire WN7 4LX

- **Town Centre Freehold Shop Investment**
- Let to EE Ltd and Caversham Trading Ltd
- Situated opposite McDonald's and adjacent to Carphone Warehouse
- Potential to refurbish/redevelop the upper floors subject to obtaining any necessary consents
- Rent Reviews and Reversions from 2018
- Total Current Rents Reserved

**£76,675 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Leigh is located approximately 12 miles west of Manchester city centre. The town benefits from excellent road communications being some 5 miles west of the M60 Motorway (Junction 14) via the A580 dual carriageway. The property is situated fronting the pedestrianised section of Bradshawgate which is the town's principal retail thoroughfare. Many multiple retailers are represented in the immediate vicinity including Superdrug, McDonald's, Carphone Warehouse, Thomson, Burtons, Greggs, Poundland and many others.

**Description**  
The property is arranged on basement, ground and two upper floors to provide two ground floor shops with ancillary accommodation on part first floor. The basements are not presently used by the lessees and have hatch access only. The remaining upper floors provide two self-contained residential units approached via an external staircase to the rear.

Please note the residential upper parts are in poor condition and care should be taken during any inspection.

**VAT**  
VAT is applicable to this lot.

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

**Energy Performance Certificate**  
Commercial Range from EPC Rating 64-98 Bands C-D  
Residential EPC Rating 2-4 Band G (Copies available on website).

**Viewings**  
Viewings of the upper parts are to be made strictly by appointment only. Please contact the Auctioneers by emailing [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk) for information as to when the viewings will take place. Please ensure that you enter 'Lot 56 Leigh' in the subject box.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
20	Caversham Trading Limited (1) with an AGA from Caversham Finance Ltd (t/a Brighthouse) (250 branches) Website: <a href="http://www.brighthouse.co.uk">www.brighthouse.co.uk</a>	Gross Frontage 7.55 m (24' 9") Built Depth 36.6 m (120' 1") Basement (hatch access) 60.2 sq ft (864 sq ft) Part First Floor 39.65 sq m (427 sq ft)	15 years from 17.09.2003 Rent review every 5th year FR & I	£42,675 p.a.	Reversion 2018
20A	EE Limited (2) Website: <a href="http://www.orange.co.uk">www.orange.co.uk</a>	Gross Frontage 7.6 m (24' 11") Built Depth 33.4 m (109' 7") Basement (no access) 13.15 sq m (142 sq ft) Part First Floor	10 years from 01.06.2013 Rent review at the 5th year (3) FR & I	£34,000 p.a. (4)	Rent Review 2018
Upper Floors	Vacant	Two Flats on First and Second Floors			

- (1) For the year ended 31st March 2014, Caversham Trading Limited reported a turnover of £70.03m, a pre-tax profit of £7.131m, shareholders' funds of £68.075m and a net worth of £53.64m. (Source: Experian 16.01.2015.)  
For the year ended 31st March 2014, Caversham Finance Limited reported a turnover of £316.135m, a pre-tax profit of £30.752m and a net worth of £100.279m. (Source: Experian 08.01.2015.)  
(2) For the year ended 31st December 2013, EE Limited (700+ stores) reported a turnover of £6.482bn, a pre-tax loss of £101m, shareholders' funds of £9.733bn and a net worth of -£661m. (Source: Experian 09.01.15.)  
(3) There is a lessee's option to determine at the fifth year on 6 months' notice.  
(4) There is a nine month rent free period from the commencement of the lease. The Sellers will 'top up' the rent, by way of a reduction in the purchase price, from completion of the sale until the expiry of the rent free period such that the Buyer in effect receives £34,000 p.a.

**Total £76,675 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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