

# Wigan

## 46-70 Standishgate

### Lancashire

#### WN1 1UW

- **Leasehold Retail Parade Investment**
- Comprising eleven shops and one office
- Tenants include Iceland, BrightHouse and Barnardo's
- Comprising a total of 3,852.97 sq m (41,473 sq ft)
- Well located opposite Primark and McDonald's
- Current Gross Rent Reserved **£247,061 pa**
- Current Rent Reserved (Net of Ground Rent) **£160,309.67 pa**

On the Instructions of a Major UK Fund Manager

**RESERVE NOT TO EXCEED £800,000**



### Tenure

Leasehold. Held on three leases from The Wigan Borough Council each for a term of 99 years from 27th March 1972, 5th July 1975 and 25th March 1975 (thus having some 52/55 years unexpired), at ground rents of £77,020.33, £9,730 and £1 per annum. There is an intermediary lease which is unmerged and forms part of the sale.

### Location

Wigan is approximately nine miles south-west of Bolton, 10 miles north of Warrington and 16 miles north-west of Manchester. Wigan Borough has a population of approximately 318,000. The town is well served by transport links, with Ormskirk Road (A577) providing access to Junction 26 of the M6 and the M58 approximately five kilometres (three miles) to the west. The A58 provides a link to Junction 5 of the M61 approximately nine and a half kilometres (six miles) to the east. The property is situated on the west side of Standishgate, between its junctions with Mesnes Street and Northway (B5376). Occupiers close by include Primark, McDonald's (both opposite), British Heart Foundation, Wilkinson, Game, B&M Bargains and Vision Express, amongst others.

### Description

The property is arranged on ground and one upper floor to provide a parade of eleven shops, the majority of which benefit from ancillary accommodation on the first floor, plus a self-contained first floor office suite (66A).

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
46	KA Paget (t/a Goodwins)	Ground & First Floor 56.58 sq m (609 sq ft)	10 years from 15.04.2009 Rent review in the 5th year FR & I	£11,061 p.a.	Reversion 2019
48/50	Craig MF Limited (t/a Spacial Sound & Vision)	Ground & First Floor 255.75 sq m (2,753 sq ft)	25 years from 06.01.1997 Rent review every 5th year FR & I	£42,500 p.a.	Reversion 2022
52	Barnardo's	Ground & First Floor 188.78 sq m (2,032 sq ft)	5 years from 25.12.2016 FR & I	£20,000 p.a.	Reversion 2021
54	ROKA73 (t/a Cash Generator)	Ground & First Floor 188.50 sq m (2,029 sq ft)	10 years from 14.03.2016 Rent review and tenant's option to break in the 5th year FR & I	£20,000 p.a.	Rent Review 2021
56/58	Debonair The School Shop Limited	Ground & First Floor 360.56 sq m (3,881 sq ft)	10 years from 13.12.2018 Rent review in the 5th year Tenant's option to break in years 3 and 6 FR & I	£15,000 p.a. rising to £18,000 p.a. on 13.12.2020	Rent Review 2023
60	Alectrofrag Standishgate Ltd	Ground & First Floor 192.40 sq m (2,071 sq ft)	5 years from 14.08.2017 Rent review on 14.08.2020 FR & I	£20,000 p.a.	Reversion 2022
62	Caversham Trading Limited (t/a BrightHouse)	Ground & First Floor 487.93 sq m (5,252 sq ft)	15 years from 27.02.2006 Rent review every 5th year FR & I	£41,500 p.a.	Reversion 2021
64	Vacant	Ground Floor 93.74 sq m (1,009 sq ft)			
66	Vacant	Ground & First Floor 181.25 sq m (1,951 sq ft)			
Unit 3 66A First Floor	Vacant	First Floor (Offices) 501.77 sq m (5,401 sq ft)			
68	Poundstretcher	Ground Floor 464.52 sq m (5,000 sq ft)	5 years from 12.11.2018 Tenant's option to break in the 3rd year FR & I	£19,000 p.a. rising to £38,000 p.a. on 12.11.2019	Reversion 2023
70	Iceland Frozen Foods plc	Ground & First Floor 881.19 sq m (9,485 sq ft)	5 years from 17.10.2017 Tenant's option to break in the 3rd year FR & I	£58,000 p.a. reducing to £52,000 p.a. in the 4th and 5th years	Reversion 2022
NB. Not inspected by Allsop.		<b>Total</b> 3,852.97 sq m (41,473 sq ft)	<b>Total £247,061 p.a.</b>		

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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