

Lingate House, 102 Chapel Lane Wigan, Lancashire WN3 4BJ

lot 51

Freehold Well Secured Office Investment

- Entirely let to The First Secretary of State until 2026 (subject to option)
- Prominent corner position just off the busy A49
- Approximately 1,073 sq m (11,551 sq ft) with extensive parking

- Nearby occupiers include Dreams, Bathstore, Carpetright and Betfred
- Occupies a large site of approximately 0.17 hectares (0.43 acres)
- Six Week Completion Available

Rent
£83,500
per annum
exclusive



Location

Miles: 18 miles north-east of Liverpool
19 miles north-west of Manchester
Roads: A49, M6 (Junction 26), M58 (Junction 6), M61 (Junction 5)
Rail: Wigan North Western, Wigan Wallgate
Air: Liverpool John Lennon

Situation

The property is situated in a prominent corner location just off the A49, on the eastern side of Chapel Lane (B5238), at its junction with Bradford Street. The immediate area is predominantly commercial, with industrial units and several retail warehouses in close proximity. Nearby occupiers include Dreams, Bathstore, Carpetright and Betfred.

Description

The property comprises office accommodation over ground and first floors and benefits from a reception area, perimeter trunking, recessed lighting, suspended ceilings and central heating. There are extensive car parking areas to the rear and both sides, providing approximately 31 spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Office	532.50 sq m	(5,732 sq ft)	THE FIRST SECRETARY OF STATE (1)	20 years from 25/03/2006 until 24/03/2026 on a full repairing and insuring lease (2)	£83,500	25/03/2016 and 25/03/2021
First	Office	540.50 sq m	(5,819 sq ft)				
Totals		1,073 sq m	(11,551 sq ft)			£83,500	

(1) The property is currently occupied by HM Customs and Excise.

(2) There is a tenant's option to determine the lease on 2nd April 2021 on providing 6 months' written notice.

For further details please contact:

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