

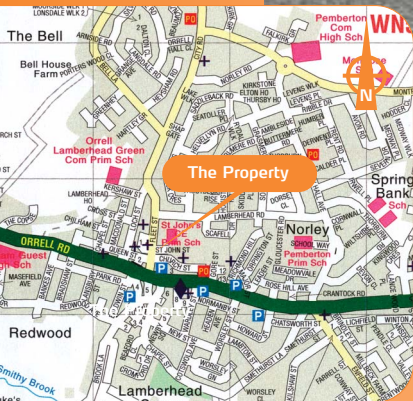
lot 5

**McColl's Convenience Store, 13-15 Fleet Street
Orrell, Wigan WN5 0DU**

Rent
£25,000
per annum
exclusive
with 2% p.a.
compound
rental
increases

Freehold Retail Investment

- Let on a recent 20 year lease to Martin McColl Limited until 2032
- 2% per annum compounded rental increases
- Prominent and well located retail site
- The property includes a Post Office counter
- Neighbouring occupiers include KFC, Boots Pharmacy and William Hill
- Six Week Completion Available



Location

Miles: 2 miles west of Wigan
18 miles north-east of Liverpool
20 miles east of Manchester
Roads: A57, M6, M58
Rail: Orrell Railway Station
Air: Manchester International Airport

Situation

Orrell is approximately 2 miles west of Wigan town centre at the junction of the M6 and the M58 motorways. The property is prominently situated on the east side of Fleet Street, close to the busy junction with Ormskirk Road (A577), with neighbouring occupiers including KFC, Boots Pharmacy and William Hill.

Description

The property comprises a detached building with retail accommodation on the ground floor and ancillary accommodation in the basement. Orrell town centre car park is located immediately behind the property.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	103.86 sq m (1,118 sq ft)	MARTIN MCCOLL LIMITED (1)	20 years from 16/04/2012 until 2032 on a full repairing and insuring lease (2)	£25,000	16/04/2017 and 5 yearly (fixed rental increases at 2% per annum compounded)
Basement	Ancillary	84.91 sq m (914 sq ft)				
Total		188.77 sq m (2,032 sq ft)			£25,000	

- (1) For the year ending 27th November 2011, Martin McColl Limited reported a turnover of £380,485,000, a pre-tax profit of £18,068,000 and a total net worth of £100,676,000. (Source www.riskdisk.com 15/01/2013)
 (2) The lease provides for 5 yearly rent reviews with fixed rental increases at 2% per annum compounded.

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