

lot 28

**735-737 Ormskirk Road**  
**Pemberton, Wigan, Greater Manchester WN5 8AT**

Rent  
**£38,000**  
 per annum  
 exclusive

**Freehold Retail Investment**

- Heron Foods Ltd was incorporated in 1978 and has reported profits for the last 27 years
- Let to Heron Foods Ltd on a new 17.5 year lease (10 year option to renew) from completion

- Guaranteed rental increases with Rent Reviews linked to Consumer Price Index (CPI) (subject to a Minimum of 1% and a Maximum of 3%)
- Neighbouring occupiers include Lloyds TSB, RBS, NatWest Bank, Subway and Boots
- Six Week Completion



On behalf  
 of Heron  
 Foods Ltd



**Location**

Miles: 2 miles west of Wigan Town Centre  
 18 miles north-west of Manchester  
 19 miles south of Preston  
 18 miles east of Liverpool

Roads: M6, M58, A577, A49  
 Rail: Pemberton Railway Station, Wigan North Western  
 Air: Liverpool John Lennon Airport, Manchester International Airport

**Situation**

The property is situated on the busy Ormskirk Road (A577), a main thoroughfare between Wigan and the M6 and M58. Neighbouring occupiers include Lloyds TSB, RBS, NatWest Bank, Subway and Boots.

**Description**

The property comprises a ground floor retail unit with ancillary accommodation on the first floor.

**Tenure**

Freehold

**VAT**

VAT is not applicable for this lot

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	263.78 sq m	(2,839.30 sq ft)	<b>HERON FOODS LTD (1)</b>	17.5 years from completion on a full repairing and insuring lease with a 10 year option to renew	£38,000	Rental increases linked to CPI (subject to minimum of 1% and maximum of 3%) 5 yearly annually compounded
First	Ancillary	249.41 sq m	(2,684.63 sq ft)				
<b>Totals</b>		<b>513.19 sq m</b>	<b>(5,523.93 sq ft)</b>			<b>£38,000</b>	

(1) Heron Foods Ltd was incorporated in 1978 and operates from some 235 outlets nationally. For the year ending 29th December 2012, Heron Foods Limited reported a turnover of £194,703,789, pre-tax profits of £4,816,227 and a net worth of £21,324,565. (Source: www.riskdisk.com 10/06/2014.)

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