# lot 28

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

er annum xclusive

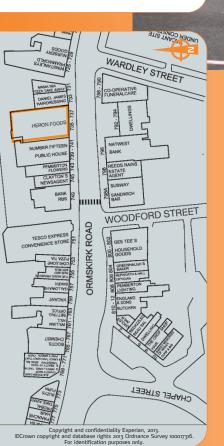
Freehold Retail Investment

- 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

Heron Foods



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

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.

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

Freehold

VAT is not applicable for this lot

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground First	Retail Ancillary	263.78 sq m 249.41 sq m	(2,839.30 sq ft) (2,684.63 sq ft)	HERON FOODS LTD (1)	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
Totals		513.19 sq m	(5,523.93 sq ft)			£38,000	

(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.)

## John Mehtab

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