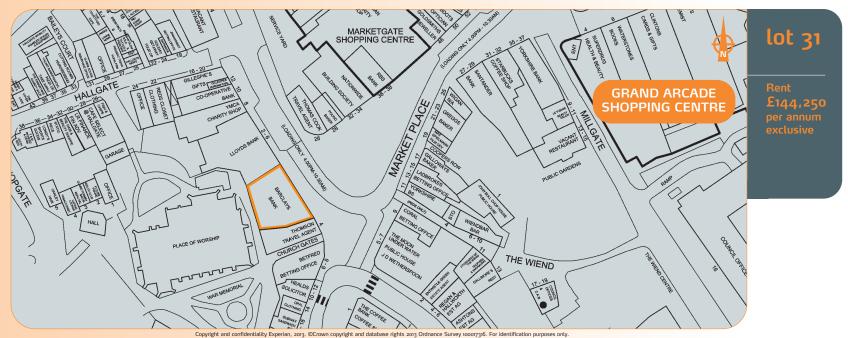
lot 31 6 Market Place Wigan, Greater Manchester WN1 1QS

Freehold Bank Investment

Rent £144,250 per annum exclusive Entirely let to Barclays Bank plc until 2022 (no breaks)
Prominent town centre location close to Marketgate Shopping Centre and Grand Arcade Shopping Centre Nearby occupiers include Lloyds Bank, Greggs, Santander and Ladbrokes









Miles: 18 miles north-west of Manchester 20 miles north-east of Liverpool

 Roads:
 A49, A577, M6, M58, M61

 Rail:
 Wigan Wallgate, Wigan North Western

 Air:
 Liverpool John Lennon Airport, Manchester International Airport

Situation

The property is situated in a prominent location on the western side of Market Place, at its junction with Market Street and Wallgate. The property is within close proximity of both the Marketgate Shopping Centre and Grand Arcade Shopping Centre with other nearby occupiers including Lloyds Bank, Greggs, Santander and Ladbrokes.

The property comprises a ground floor banking hall with ancillary accommodation on the first and second floors.

Freehold.

VAT is applicable to this lot.

Six Week Completion

Viewing

There will be a **block viewing** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson. Telephone: +44 (o)20 7034 4861.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground First Second	Banking Hall Ancillary Ancillary	261.61 sq m 236.06 sq m 31.68 sq m	(2,816 sq ft) (2,541 sq ft) (341 sq ft)	BARCLAYS BANK PLC (1)	10 years from 09/01/2012 until 08/01/2022 on a full repairing and insuring lease	£144,250	09/01/2017
Totals		529.35 sq m	(5,698 sq ft)			£144,250	

(1) For the year ending 31st December 2013, Barclays Bank plc reported pre-tax profits of £2,885,000,000 and a total net worth of £53,264,000,000. (Source: www.riskdisk.com 15/04/2014)

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Dentons UKMEA LLP DENTONS Tel: +44 (o)20 7320 3968. Email: greg.rigby@dentons.com See: www.acuitus.co.uk for further details Solicitors:

DWF LLP Great North House, Sandyford Road, Newcastle-upon-Tyne NE1 8ND. Tel: +44 (o)3333 202220. Email: gavin.jackson@dwf.co.uk Ref: Gavin Jackson.