

1 Wigan Road Ashton-in-Makerfield, Lancashire WN4 9AP

lot 82

Town Centre Bank Investment

- Let to Barclays Bank plc
- Lease expires 2028 (subject to option)
- Prominent town centre location
- Close to Aldi, JD Wetherspoon and Coral
- VAT free bank investment

Rent
£29,300
per annum
exclusive



Location

Miles: 4 miles south of Wigan
13 miles south-west of Bolton
21 miles west of Central Manchester
Roads: A58, A580, M6
Rail: Bryn Railway Station
Air: Manchester Airport

Situation

The property occupies a prominent corner position on Wigan Road, at the junction of Gerard Street (A58) and Bolton Road. Nearby occupiers include Aldi, JD Wetherspoon, Coral and a number of other independent retailers.

Description

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

Tenure

Majority Virtual Freehold held for a term of 999 years from 1st July 1897 at a fixed ground rent of £27 per annum. A small strip of land to the rear of the property is held freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

There will be **block viewings** for this property. All interested parties must register their details with the Auctioneers and will need to provide identification on site. Please contact George Watkins.
Email: george.watkins@acutus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	181.90 sq m (1,958 sq ft)	BARCLAYS BANK PLC (1)	20 years from 04/07/2008 until 03/07/2028 (2) on a full repairing and insuring lease (3)	£29,300	25/12/2016 and five yearly thereafter
First	Offices/Ancillary	119.20 sq m (1,283 sq ft)				
Totals		301.10 sq m (3,241 sq ft)			£29,300	

(1) For the year ending 31st December 2014, Barclays Bank Plc reported pre-tax profits of £2,309,000,000 and a total net worth of £55,576,000,000. (Source: Experian Group 11/09/2015)

(2) The lease provides for a tenant option to determine on the 4th July 2023.

(3) The property is let on full repairing and insuring terms, subject to a Schedule of Condition.

For further details please contact:

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Buyer's Legal Report Service

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See: www.acutus.co.uk for further details



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