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

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 E29,300 per annum exclusive

lot 82



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.

There will be **block viewings** for this property. All interested parties must register their details with the Auctioneers and will

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

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.

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

Tenancy and accommodation

Totals		301.10 sq m (3,241 sq ft)			£29,300		
	Banking Hall Offices/Ancillary	181.90 sq m (1,958 sq ft) 119.20 sq m (1,283 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	
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews	

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

tails please contact: David Margolis Tel: +44 (o)20 7034 4862. Email: david.margolis@acuitus.co.uk George Watkins Tel: +44 (o)20 7034 4861. Email: george.watkins@acuitus.co.uk www.acuitus.co.uk

Dentons UKMEA LLP DENTONS Contact: Greg Rigby. Tel: +44 (o)207 320 3968. Email: greg.rigby@dentons.com See: www.acuitus.co.uk for further details

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VAT is not applicable to this lot.

need to provide identification on site. Please contact George Watkins.

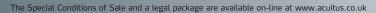
Email: george.watkins@acuitus.co.uk

Six Week Completion

Viewing

Dootsons Solicitors

61/63 Church Street, Leigh, Greater Manchester WN7 1AY. Tel: +44 (o)1942 263664. Email: astockton@dootsons.co.uk Ref: Andrew Stockton.



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