

lot 70

10 Standishgate
Wigan, Lancashire WN1 1UE

Rent
£42,000
per annum
exclusive

Freehold Retail Investment

- Let to Greenhalgh's Craft Bakery Limited until 2023
- Opposite Marks & Spencer and Wilko and close to The Galleries Shopping Centre
- Pedestrianised town centre location
- VAT-free investment



Location

Miles: 18 miles north-west of Manchester
20 miles north-east of Liverpool
Roads: A49, A577, M6, M58, M61
Rail: Wigan Wallgate Railway Station
Air: Liverpool John Lennon Airport

Situation

The property is prominently situated on the western side of Standishgate, north of its junction with Market Place, Market Street and Millgate. Directly opposite the property is Marks & Spencer, with other nearby occupiers including W H Smith, Wilko, Waterstones, Boots the Chemist, Starbucks, New Look and Caffè Nero.

Description

The property is arranged on the ground, first and second floors with the ground floor providing retail/ancillary accommodation with further ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	60.22 sq m (648 sq ft)	GREENHALGH'S CRAFT BAKERY LIMITED (1)	15 years from 11/01/2008 until 10/01/2023 on a full repairing and insuring lease	£42,000	11/01/2018
First	Ancillary	31.82 sq m (343 sq ft)				
Second	Ancillary	41.40 sq m (446 sq ft)				
Totals		133.44 sq m (1,437 sq ft)			£42,000	

(1) Established for over 50 years, Greenhalgh's now trade from over 60 shops. For the year ending 31st January 2014, Greenhalgh's Craft Bakery Limited reported a turnover of £23,949,836, pre-tax profits of negative £802,311 and a total net worth of £15,901,521. (Source: Experian Group: 06/11/2015)

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