

18 Standishgate Wigan, Greater Manchester WN1 1UE

Freehold Retail Investment

- Entirely let to Vision Express (UK) Limited
- January 2016 tenant option to determine not exercised
- Close to the Grand Arcade and The Galleries Shopping Centres
- Nearby occupiers include Marks & Spencer, Caffè Nero, Boots the Chemist, Waterstones, Next, H&M, WH Smith and Starbucks

lot 52

Rent
£52,500 per
annum
exclusive



On behalf of
Insolvency
Practitioners

Deloitte

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, Manchester Airport

Situation:

The property is prominently situated on the western side of pedestrianised Standishgate opposite Marks & Spencer and Caffè Nero. Close by is the Grand Arcade Shopping Centre housing retailers including Superdrug, Waterstones, Boots the Chemist, BHS, Next and H&M. Other nearby occupiers include WH Smith, B&M Bargains, Wilko and Starbucks.

Description:

The property comprises ground floor retail accommodation with ancillary accommodation in the basement and on the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six week completion

Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
Basement	Ancillary	153.90 sq m	(1,657 sq ft)	VISION EXPRESS (UK) LIMITED (1)	10 years from 17/01/2011 (2)	£52,500	17/01/2016 (16/01/2021)
Ground	Retail	149.70 sq m	(1,611 sq ft)				
First	Ancillary	146.80 sq m	(1,580 sq ft)				
Second	Ancillary	115.90 sq m	(1,248 sq ft)				
Totals		566.30 sq m	(6,096 sq ft)			£52,500	

(1) For the year ending 31/12/2014, Vision Express (UK) Limited reported a turnover of £240,510,000, pre-tax profits of £12,854,000 and a total net worth of £38,146,000. (Source: Experian Group 11/01/2016)

(2) The tenant did not exercise their January 2016 option to determine.

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