

lot 61

Rent
£170,000 per
annum
exclusive

49-53 Market Street Newton Le Willows, Merseyside WA12 9BH

Freehold Retail Investment

- 21,774 sq ft entirely let to Wilko Retail Limited until 2026 (no breaks) with September 2016 rent review
- Prominent corner location fronting the main retailing pitch of Market Street

- Nearby occupiers include Superdrug, Shoe Zone, Barclays and William Hill
- Opposite the popular Earlstown Market Square and Car Park



On the
Instructions
of Receivers



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**Location**

Miles: 5 miles east of St Helens
16 miles north-east of Liverpool
18 miles west of Manchester
Roads: A572, B5209, M6 (Junction 23)
Rail: Earlstown Rail
Air: Liverpool John Lennon Airport and Manchester Airport

Situation

Newton Le Willows is a popular market town just 5 miles east of St Helens. The property occupies a prominent corner position fronting the pedestrianised Market Street at its junction with Legh Street. Earlstown Market Square is directly opposite and runs every Friday and Saturday, also acting as a car park. A Tesco superstore is located immediately to the rear of the property, with other nearby occupiers including Superdrug, Shoe Zone, Barclays and William Hill.

Description

The property comprises a ground floor retail unit with first floor office/ancillary accommodation.

Note

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

Tenure

Freehold.

VAT

VAT is applicable to this lot. Please refer to Special Conditions.

Six Week Completion**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	1,752.98 sq m	(18,869 sq ft)	WILKO RETAIL LIMITED (1)	20 years from 11/09/2006 until 31/03/2026 on a full repairing and insuring lease	£170,000	10/09/2016 and 10/09/2021
First	Office/Ancillary	269.88 sq m	(2,905 sq ft)				
Total		2,022.87 sq m	(21,774 sq ft)			£170,000	

(1) For the year ending 31st January 2015, Wilko Retail Limited reported a turnover of £1,444,563,000, pre-tax profits of £5,496,000 and a total net worth of £160,898,000. (Source: Experian Group 18/04/2016)

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