

lot 46

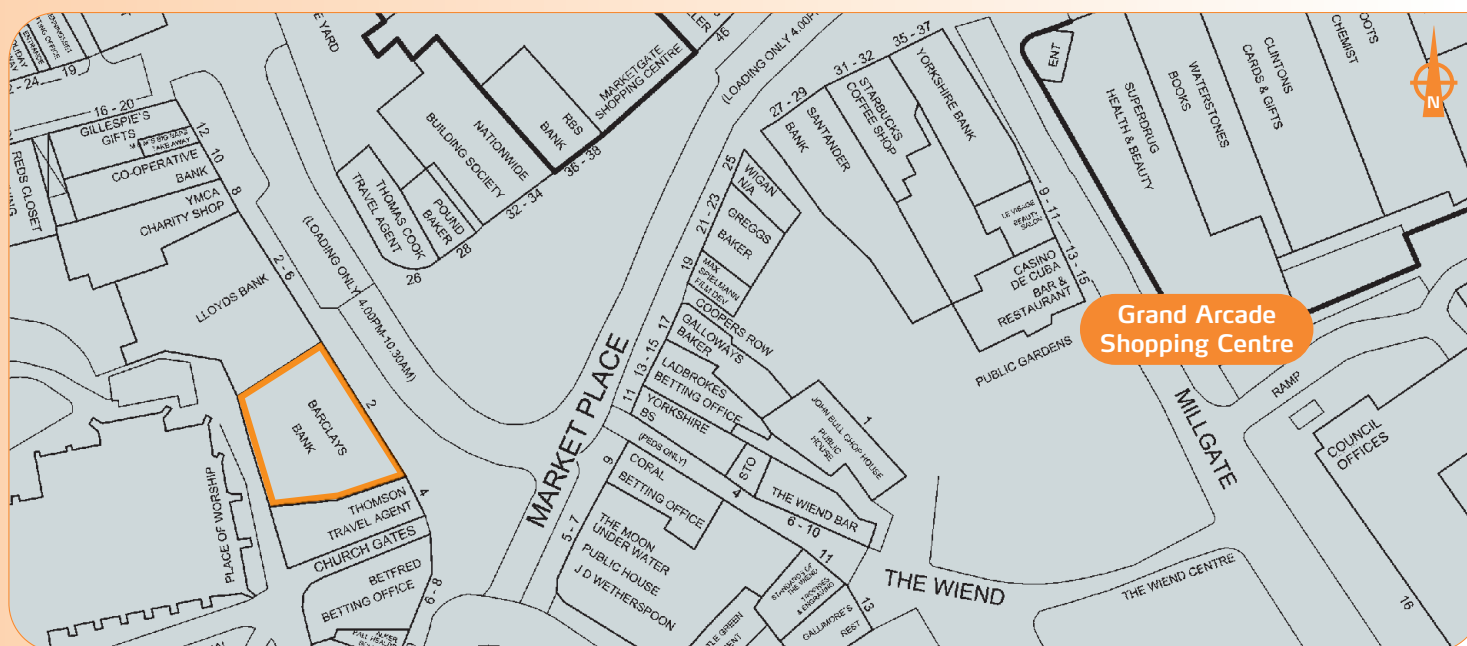
6 Market Place Wigan, Greater Manchester WN1 1QS

Rent
£144,250
per annum
exclusive

Freehold Bank Investment

- Entirely let to Barclays Bank Plc until 2022 (no breaks)
- Prominent town centre location close to The Galleries Shopping Centre and Grand Arcade Shopping Centre
- Nearby occupiers include Lloyds Bank, Greggs, Santander and Ladbrokes





lot 46

Rent
£144,250
per annum
exclusive

Grand Arcade
Shopping Centre

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View from Marketgate Shopping Centre



Location

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

Situation

The property is situated in a prominent location on the western side of Market Place, at its junction with Market Street and Wallgate. The property is within close proximity of both the the New Galleries Shopping Centre and Grand Arcade Shopping Centre which have occupiers including Waterstones, WH Smith and Superdrug. Other nearby occupiers including Lloyds Bank, Greggs, Santander and Ladbroke's.

Description

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

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will be a **block viewing** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Georgina Roberts. Telephone: +44 (0)7584 551822. Email: georgina.roberts@acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall	261.61 sq m	(2,816 sq ft)	BARCLAYS BANK PLC (1)	10 years from 09/01/2012 on a full repairing and insuring lease	£144,250	09/01/2017
First	Ancillary	236.06 sq m	(2,541 sq ft)				
Second	Ancillary	31.68 sq m	(341 sq ft)				
Totals		529.35 sq m	(5,698 sq ft)			£144,250	

(1) Barclays Bank Plc operates in over 40 countries, with over 130,000 employees worldwide (Source: www.home.barclays.com 07/11/2000). For the year ending 31st December 2015, Barclays Bank Plc reported pre-tax profits of £2,841,000,000 and a total net worth of £55,845,000,000. (Source: Experian 07/11/2016)

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)20 7320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

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