

Units 1 & 2, 402-410 Gidlow Lane,  
**Wigan, Greater Manchester WN6 7PL**  
 Freehold Convenience Store and Retail Investment

**Lot 32**

£85,927 per annum  
 exclusive



**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Unit 1	Ground	Convenience Store	351.17 sq m (3,780 sq ft)	TESCO STORES LIMITED (1)	15 years from 04/11/2010	£68,927	04/11/2020 minimum increase (3) (03/11/2025)
Unit 2	Ground	Retail	77.48 sq m (834 sq ft)	BARNARDO'S (2)	10 years from 04/01/2011	£17,000	04/01/2016 (03/01/2021)
<b>Total</b>			<b>428.65 sq m (4,614 sq ft)</b>			<b>£85,927</b>	

- (1) Tesco is one of the largest supermarket chains in the UK, with over 3,500 stores and over 310,000 employees. (Source: www.tescopl.com 18/01/2017)
- (2) Barnardo's is the UK's leading children's charity helping more than 240,000 children, young people and their families every year. Barnardo's has over 700 charity shops across the UK. (Source: www.barnardos.org.uk 18/01/2017)
- (3) As to the lease to Tesco Stores Limited, the 2020 rent review provides a minimum rental increase in line with RPI or to £72,442.97 per annum, whichever is greater. Please refer to the legal documentation for further information.

**Key Details**

- Let to Tesco Stores Limited (with 2020 rental increase to min. £72,442.97 p.a. (3)) and Barnardo's
- Prominent roadside position in a densely populated residential area
- 1.3 miles north-west of Wigan Town Centre
- On site parking for approximately 17 cars

**On Behalf of a Major Fund Manager**

**Location**

- Miles:** 18 miles north-west of Manchester  
 20 miles north-east of Liverpool
- Roads:** A49, A577, M58 (Junction 26)
- Rail:** Wigan Wallgate, Wigan North Western
- Air:** Liverpool John Lennon Airport  
 Manchester International Airport

**Situation**

The property is located in the popular suburb of Pemberton, some 1.3 miles north-west of Wigan Town Centre. The property is prominently situated on Gidlow Lane close to its junction with Spencer Road which provides direct access to the A49. The surrounding area is predominantly residential with a small parade comprising other local amenities.

**Description**

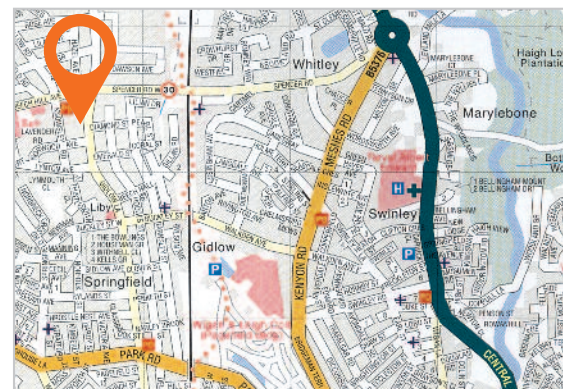
The property comprises two ground floor retail units with on site parking for approximately 17 cars. Unit 1 benefits from an on-site ATM.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.



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