

Lot 78

£100,000 per annum
exclusive

2-6 Market Street,
Wigan, Greater Manchester WN1 1JN
Freehold Bank Investment



Tenancy and accommodation

Lot 78

£100,000 per annum
exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall/ Ancillary	348.75 sq m	(3,754 sq ft)	LLOYDS BANK PLC (1)	10 years from 03/01/2016 until 03/01/2026 on a full insuring and repairing lease (2)	£100,000	03/01/2021
Basement	Ancillary	141.39 sq m	(1,522 sq ft)				
First	Ancillary	274.34 sq m	(2,953 sq ft)				
Second	Ancillary	120.49 sq m	(1,297 sq ft)				
Total		884.97 sq m	(9,526 sq ft)			£100,000	

- (1) For the year ending 31st December 2016, Lloyds Bank Plc reported a pre-tax profits of £1,977,000,000 and a total net worth of £49,326,000,000 (Source: Experian Group 28/02/2017). Lloyds Bank have been in occupation since 1996.
- (2) The tenant is currently benefiting from a rent free period expiring 30/09/2018 in exchange for removing the 2021 break option. The seller has agreed to adjust the completion monies so that the unit effectively produces £100,000 from the completion of the sale.

Key Details

- Let to Lloyds Bank Plc until 2026 (no breaks)
- Lloyds Bank in occupation since 1996
- Prominent town centre location close to The Galleries Shopping Centre and Grand Arcade Shopping Centre
- Nearby occupiers include Barclays Bank, Greggs, Santander and Ladbrokes
- 2021 break option removed

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 New Galleries Shopping Centre and Grand Arcade Shopping Centre which have occupiers including Waterstones, WH Smith and Superdrug. Other nearby occupiers including Barclays Bank, Greggs, Santander and Ladbrokes.

Description

The property comprises a ground floor banking hall with office accommodation and meeting rooms on the first and second floors and basement ancillary accommodation. The property also benefits from an access way at the rear.

Tenure

Freehold.

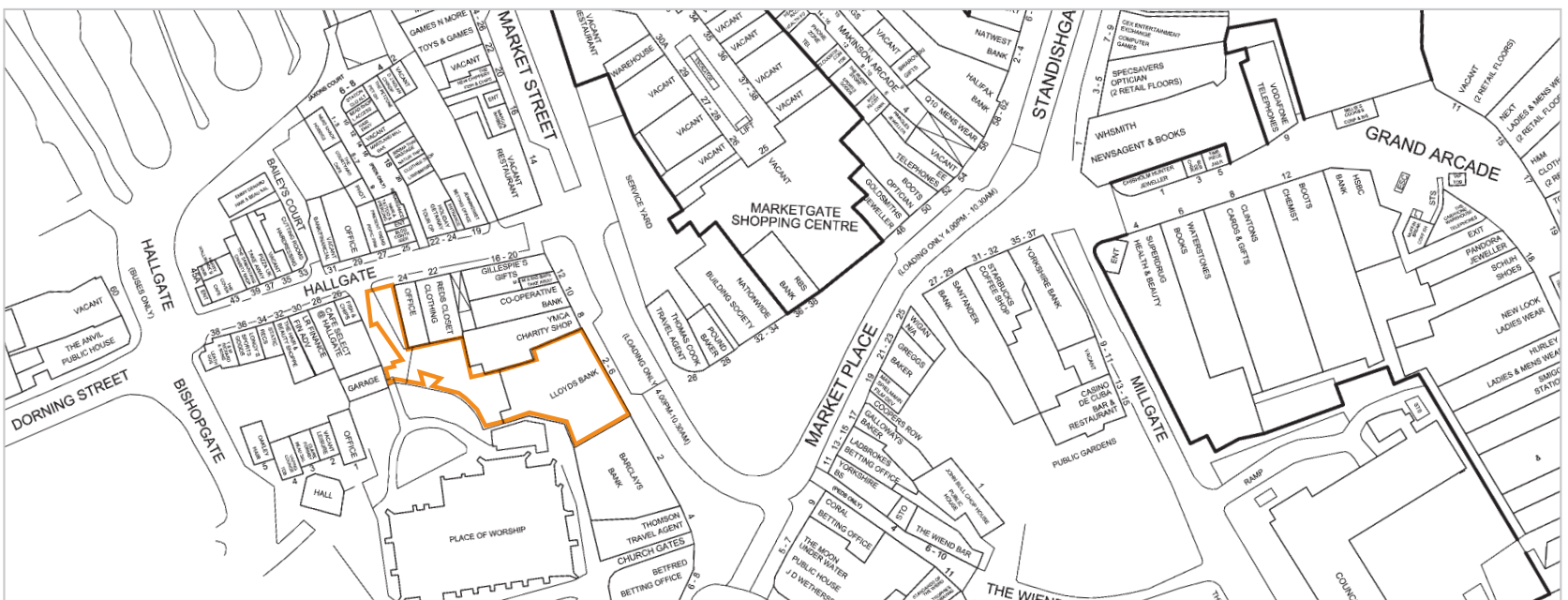
VAT

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

Six Week Completion



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