

Lot 26

£27,000 per annum exclusive

17 Market Place, Wigan, Lancashire WN1 1PE



Key Details

- Let to Galloways Bakers Limited until 2024 (no breaks)
- Prominent town centre location
- Diagonally opposite Marketgate Shopping Centre and close to Grand Arcade Shopping Centre
- Nearby occupiers include Ladbrokes (adjacent), RBS, Nationwide, Thomas Cook and Yorkshire Building Society

On behalf of a Major Institution

Location

Miles: 18 miles north-west of Manchester
20 miles north-east of Liverpool
12 miles west of Bolton

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 eastern side of Market Place, at its junction with Market Street. The property is within close proximity of both the Marketgate Shopping Centre and Grand Arcade Shopping Centre. Occupiers nearby include Barclays Bank, Lloyds Bank and Thomas Cook (opposite), Greggs, Santander, Waterstones and Ladbrokes.

Description

The property is arranged over ground and three upper floors to provide a ground floor shop with part ancillary and part office accommodation above. We understand that the additional office space, which is separately accessed from Coopers Row, is used for residential.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

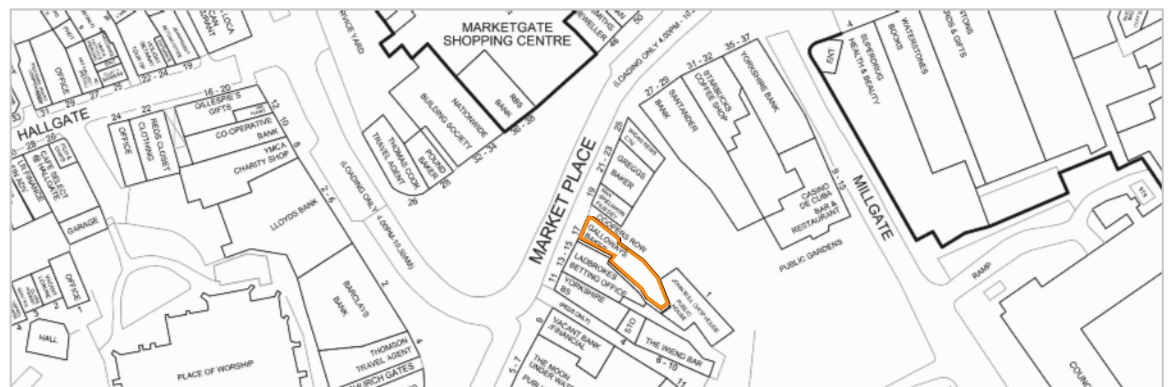
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Next Review/ (Reversion)
Ground	Retail	88.91 sq m (957 sq ft)	GALLOWAYS	15 years from	£27,000	11/08/2019/ (10/08/2024)
Basement	Ancillary	52.95 sq m (570 sq ft)	BAKERS	11/08/2009 on		
First	Ancillary	13.80 sq m (148 sq ft)	LIMITED (1)	a full repairing and insuring lease (2)		
Second	Ancillary	35.60 sq m (383 sq ft)				
First (3)	Office	57.90 sq m (623 sq ft)				
Second (3)	Office	28.20 sq m (304 sq ft)				
Third (3)	Office	24.90 sq m (268 sq ft)				
Total		302.26 sq m (3,253 sq ft)			£27,000	

(1) Galloways operate from 23 shops in the North West (Source : www.gallowaysbakers.co.uk).

(2) The lease is subject to a schedule of condition.

(3) We understand this accommodation has been converted and used for residential. Separate access from Coopers Row.



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