

13/15 Market Place,  
Wigan, Lancashire WN1 1PE

Freehold Retail Investment

Lot 43

£37,500 per annum



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Next Review/ (Reversion)
Ground	Retail	109.70 sq m	(1,181 sq ft)	LADBROKES	10 years from	£37,500	24/04/2018
First	Ancillary	82.15 sq m	(884 sq ft)	BETTING &	24/04/2013 on a		(23/04/2023)
Second	Ancillary	71.70 sq m	(772 sq ft)	GAMING LIMITED (1)	full repairing and insuring lease		
<b>Total</b>		<b>263.55 sq m</b>	<b>(2,837 sq ft)</b>			<b>£37,500</b>	

(1) For the year ended 31st December 2016, Ladbrokes Betting & Gaming Limited reported a turnover of £843,978,000, a pre-tax loss of £499,547,000 and a total net worth of £722,200,000 (Source: Experian 12/01/2018). Ladbrokes operates from over 3,500 shops across England, Wales and Scotland under the Ladbrokes and Coral brands (www.ladbrokescoralplc.com).

Key Details

- Let to Ladbrokes Betting & Gaming Limited
- Prominent town centre location
- Diagonally opposite Marketgate Shopping Centre and close to Grand Arcade Shopping Centre
- Nearby occupiers include RBS, Nationwide, Thomas Cook, Yorkshire Building Society, Barclays, Greggs and Waterstones
- First time on the market in 20 years



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 the Grand Arcade Shopping Centre. Occupiers nearby include Barclays Bank, Lloyds Bank and Thomas Cook (opposite), Greggs, Waterstones and Santander.

Description

The property is arranged over ground and two upper floors to provide a ground floor bookmakers with ancillary accommodation above.

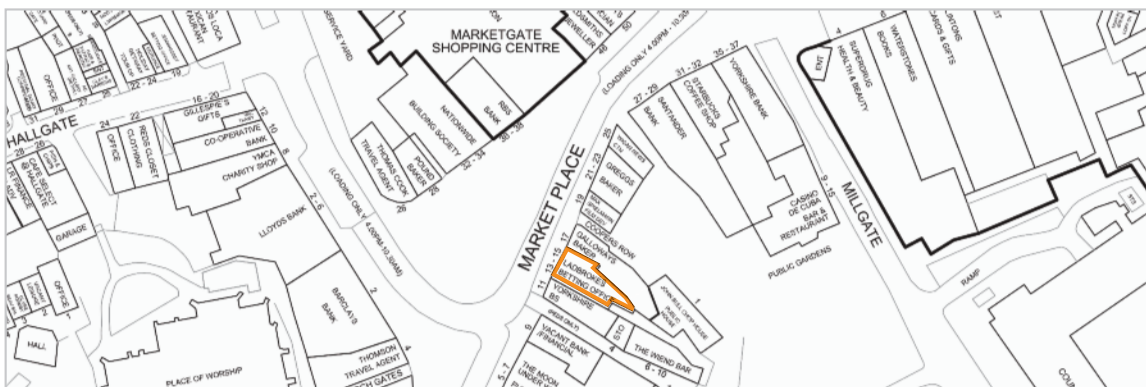
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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