

# Lot 6

£37,500 Per Annum  
Exclusive

## 13-15 Market Place, Wigan, Lancashire WN1 1PE Freehold Retail Investment



### Key Details

- Let to Ladbrokes Betting & Gaming Limited
- Prominent town centre location
- Diagonally opposite Marketgate Shopping Centre and close to Grand Arcade Shopping Centre
- Occupiers nearby include Barclays Bank, Lloyds Bank, Greggs, Starbucks and Santander

### 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 prominently situated on the east side of Market Place, at its junction with Market Street. The property is within close proximity to both the Marketgate Shopping Centre and the Grand Arcade Shopping Centre. Occupiers nearby include Barclays Bank, Lloyds Bank, Greggs, Starbucks and Santander.

### Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Band D. See legal pack.

## Tenancy and accommodation

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

(1) Ladbrokes operate from over 3,500 shops across England, Wales and Scotland under the Ladbrokes and Coral brands ([www.ladbrokescoralplc.com](http://www.ladbrokescoralplc.com)). For the year ending 31st December 2018, Ladbrokes Betting and Gaming Limited reported a turnover of £732,366,000, pre-tax profits of negative -£43,794,000 and total assets of £2,143,638,000 (Source: SmartSearch 11/06/2020).



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