

Lot 7

£25,000 Per Annum
Exclusive

20-22 Gerrard Street, Ashton in Makerfield, Nr Wigan, Lancashire WN4 9AA Freehold Retail Investment



Key Details

- Double fronted retail building
- Prominent location on busy Gerard Street
- VAT free Investment
- Neighbouring occupiers include, Subway, Natwest, TSB Bank, KFC, ALDI and Boots

Location

Miles: 16 miles west of Manchester, 16 miles north-east of Liverpool, 11 miles south-west of Bolton
Roads: M6 (Junction 24) A58, A580
Rail: Bryn Railway Station
Air: Manchester Airport

Situation

Ashton-in-Makerfield is a Town strategically situated immediately east of Junction 24 of the M6. The property is prominently situated on the west side of the busy Gerard street. Neighbouring occupiers include, Subway, Natwest, TSB Bank, KFC, ALDI and Boots.

Description

The property comprises a double fronted retail unit with retail accommodation on the ground and first floor. The property also benefits from access and parking to the rear.

Tenure

Freehold.

VAT

VAT is not 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	163.80 sq m	(1,763 sq ft)	J G TWIST	3 years from	£25,000	30/09/2022
First	Retail	140.80 sq m	(1,515 sq ft)	(RETAIL) LIMITED	01/10/2019 on a full repairing and insuring lease		
Total		304.60 sq m	(3,278 sq ft)			£25,000	

(1) J G Twist (Retail) Limited were incorporated in 1996 and currently operate from 5 outlets in the Lancashire area. For the year ending 31st March 2019, they reported total assets of £971,047 and shareholders funds of £703,860 (Source: SmartSearch 12/06/2020).



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