

Lot 29

£27,602 Per Annum
Exclusive

13-15 Fleet Street, Orrell, Wigan, Greater Manchester WN5 0DU

Freehold Retail Investment with Fixed Rental Increases



Key Details

- Let to Martin McColl Limited until 2032
- 2% per annum compounded rental increases
- Prominent and well located retail site & within 600m of 3 schools
- Neighbouring occupiers include KFC, Boots Pharmacy and William Hill
- Orrell town centre car park is located immediately at the rear of the property.
- Vat-Free Investment

Location

Miles: 2 miles west of Wigan
18 miles north-east of Liverpool
20 miles east of Manchester

Roads: A557, M6, M58

Rail: Orrell Railway Station

Air: Manchester International Airport

Situation

Orrell is approximately 2 miles west of Wigan town centre at the junction of the M6 and the M58 motorways. The property is prominently situated on the east side of Fleet Street, close to the busy junction with Ormskirk Road (A577), with neighbouring occupiers including KFC, Boots Pharmacy and William Hill.

Description

The property comprises a detached building with retail accommodation on the ground floor and ancillary accommodation in the basement. Orrell town centre car park is located immediately behind the property.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

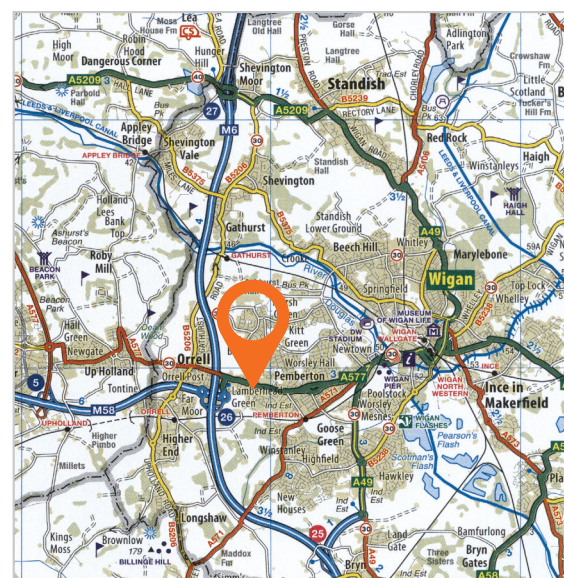
Energy Performance Certificate

See Legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	103.86 sq m (1,118 sq ft)	MARTIN MCCOLL LIMITED (1) (Not in occupation)	20 years from 16/04/2012 until 2032 on a full repairing and insuring lease (2)	£27,602	16/04/2022 and 5 yearly (fixed rental increases at 2% per annum compounded)
Basement	Ancillary	84.91 sq m (914 sq ft)				
Total		188.77 sq m (2,032 sq ft)			£27,602	

- (1) For the year ending 25 November 2018, Martin McColl Limited reported a turnover of £835,333,000, pre-tax profits of £34,718,000 and shareholders funds of £218,271,000 (Source: SmartSearch 26/08/2020) With around 1,400 convenience stores and newsagents across England, Scotland and Wales (Source: www.mccolls.co.uk)
- (2) The lease provides for 5 yearly rent reviews with fixed rental increases at 2% per annum compounded.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus

Peter Mayo

+44 (0)20 7034 4864

+44 (0)7833 459 318

Peter.mayo@acuitus.co.uk

Acuitus

Billy Struth

+44 (0)20 7034 4854

+44 (0)7824 705 955

billy.struth@acuitus.co.uk

Seller's Solicitors: KBL

Zaheer Ahmed

+44 (0)1204 558287

zahmed@kbl.co.uk