

Lot 41, Boots Pharmacy, 765-767 Ormskirk Rd, Pemberton, Wigan, Lancashire WN5 8AT

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



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Property Information

Freehold Pharmacy Investment

- Entirely let to Boots UK Limited on a new 5 year lease (NO BREAKS) expiring 2027
- Town centre location with Public Car Park to the rear
- Potential for future redevelopment/conversion
- Rebased rent to £17,000 pa from £20,160 pa
- Nearby retailers include Tesco, Heron Frozen Foods, William Hill & Galloways
- VAT-free investment

Lot

41

Auction

31/Mar/2022

Rent

£17,000 per Annum Exclusive

Status

Available

Sector

Medical/Healthcare

Auction Venue

Live Streamed Auction

Location

Miles

2.5 miles west of Wigan, 17 miles north-east of Liverpool and 20 miles of north-west of Manchester

Roads

A577, M58, M6

Railways

Pemberton

Airports

Manchester

Situation

Pemberton is a predominately residential suburb, 2.5 miles west of Wigan, 17 miles north-east of Liverpool and 20 miles of north-west of Manchester. The town benefits from good road communications being located close to the M58 & M6 motorways. The property is located in the town centre on Ormskirk Road (A577) diagonally opposite its junction with Chapel Street. Church Street public car park is located at the rear of the property. Nearby retailers include Tesco, Heron Frozen Foods, William Hill, KFC & Galloways

Tenure

Freehold.

Description

The property comprises a ground floor pharmacy with ancillary accommodation on the first floor.

VAT

VAT is not applicable to this lot.

Completion Period

6 week completion

EPC

The EPC will be available to view online in the solicitor's legal pack.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail Ancillary	125.79 sq m 101.70 sq m	(1,354 sq ft) (1,094 sq ft)	BOOTS UK LIMITED	5 years from 01/03/2022 on a full repairing & insuring lease subject to a schedule of condition.	£17,000	28/02/2027
Total		227.49 sq m (4)	(2,448 sq ft) (4)			£17,000 (2) (3)	

(1) Boots UK Limited currently operate from over 2,300 stores across the UK (source: www.boots.com)

(2) There is a 6 month rent free period to 3rd September 2022. The Seller has agreed to adjust completion monies so the unit will effectively produce £17,000 pa from completion of the sale.

(3) Rebased rent from £20,160 per annum

(4) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

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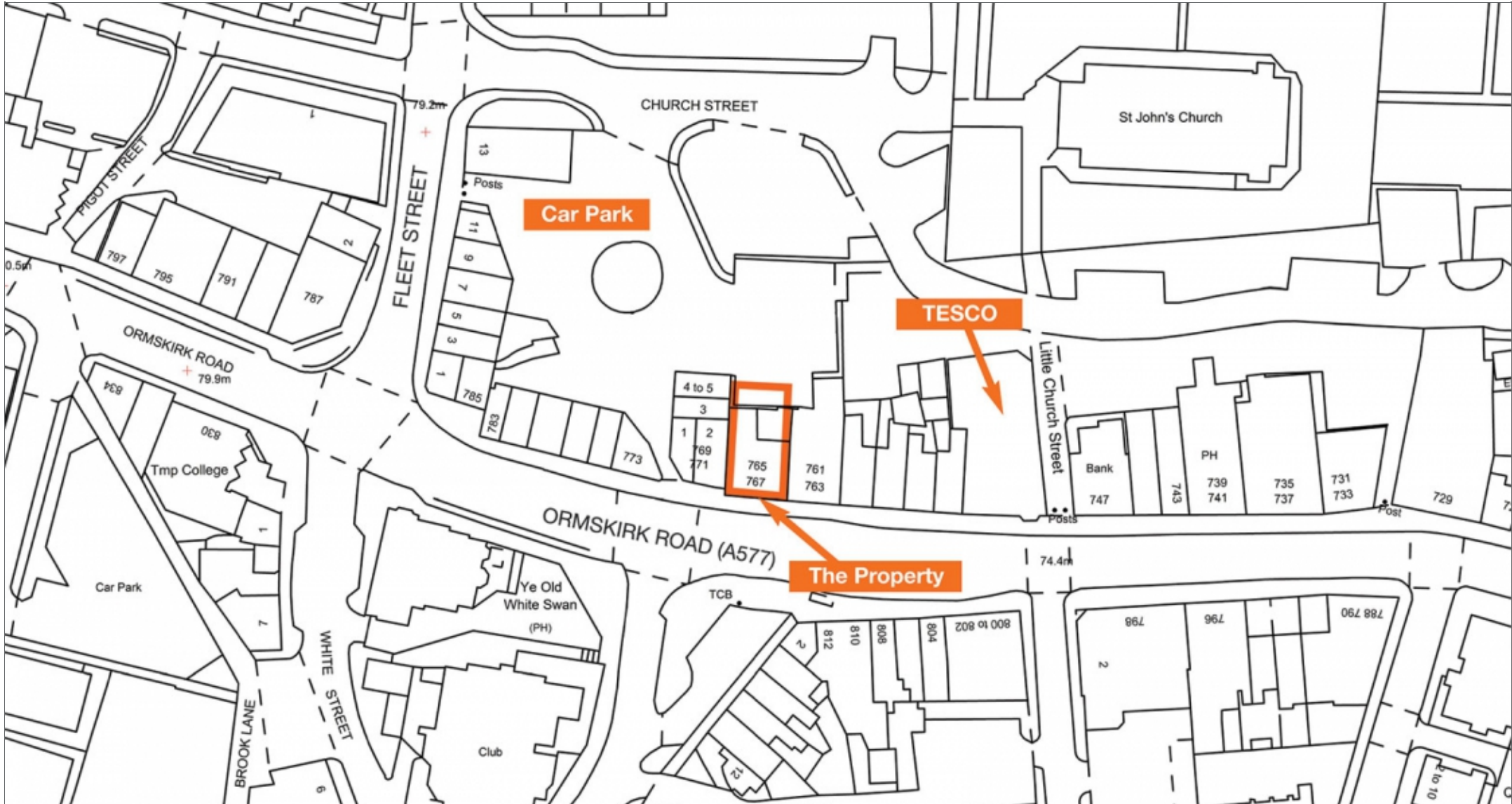
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September 2020