

6 WEEK COMPLETION



SITUATION

Located opposite the junction with Beech Avenue in this attractive village adjacent to the Windmill Public House and amongst a variety of local traders. Parbold lies approximately 7 miles North-West of Wigan with easy road access via the M6 (J27).

PROPERTY

Comprising a **Ground Floor Showroom / Store** plus **Ancillary Accomodation** at first floor level which is not currently used.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	91'0"
Internal Width	89'2"
Sales Area	Approx 935 sq ft
Store Area	Approx 310 sq ft
WC	

First Floor

Not inspected – currently no access.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Forbuoys Ltd (ultimate holding company Martin McColl Retail Group Ltd which is the UK's leading neighbourhood retailing group with over 1,250 stores) (See Note)** for a term of 15 years from 27th June 2005 at a current rent of **£16,000 per annum** exclusive.

Rent Review 2015

Note: The property has been sub-let as an interior design shop on a sublease expiring in 2020.



£16,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Vyman Solicitors - Tel: 020 8427 9080
Ref: Ms Jaymini Ghelani - Email: jaymini.ghelani@vyman.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts