



Situation

In this residential area backing onto the local clinic and surgery, opposite a Spar, being approximately 3 miles north-east of Wigan town centre and within 2 miles of the motorway network via the M61.

VAT is NOT applicable to this Lot

Freehold

Property

An unbroken detached parade comprising **9 Ground Floor Shops (8 singles and 1 double) each with separate access to a Self-Contained First Floor (2 Flats and 7 Commercial)**. The Commercial Units on the first floor have potential for residential conversion, subject to obtaining the necessary consents.

In addition, the Freehold includes the front Shoppers' Car Park Area and Rear Service Road.

£77,200 per annum

The Surveyors dealing with this property are
John Barnett and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

Metcalfe Copeman Pettefar LLP
Tel: 01733 865880 Ref: Jacqui Hesketh
Email: jacqui.hesketh@mcp-law.co.uk

Tenancies and Accommodation

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos.2, 2a & 2b (2 Shops & First Floor Flat)	No. 2 – Ground Floor Shop Gross Frontage 20'7" Built Depth 22'5" WC	U. Khaliq (Take-away)	15 years from 1st November 2016	£11,000	FRI Rent Reviews 2021 and 2026
	No. 2b – First Floor Flat Not inspected – believed to be 3 Rooms, Kitchen, Bathroom/WC				
No.4 (Shop & First Floor Commercial)	No. 2a – Ground Floor Side Shop Total Gross Frontage 23'2" Shop Depth 19'7" Area Approx. 252 sq ft WC	P Joynt (House Clearance)	5 years from 24th June 2014	£3,600	FRI
	Ground Floor Shop Gross Frontage 19'9" Built Depth 39'0" WC				
Nos.6/8 (Double Shop & First Floor Commercial)	First Floor Commercial Area Approx. 615 sq ft 2 WCs	Hollowood (Chemists) Ltd (having 17 branches/ pharmacies)	10 years from 3rd June 2015	£6,500	FRI Rent Review 2020
	Ground Floor Double Shop Gross Frontage 39'5" Built Depth 38'10" First Floor Commercial (above No. 6) 2 Rooms, Kitchen, WC Area Approx. 545 sq ft First Floor Commercial (above No. 8) 2 Rooms, WC Area Approx. 733 sq ft				
Nos. 10/12 (Shop & First Floor Commercial)	First Floor Commercial (above No. 6) 2 Rooms, Kitchen, WC Area Approx. 545 sq ft First Floor Commercial (above No. 8) 2 Rooms, WC Area Approx. 733 sq ft	A F & W Cheetham (Newsagent/ Confectionary/ Convenience Store having 2 branches)	10 years from 29th September 2007	£13,200	FRI Holding over.
	No.10 – Ground Floor Shop Gross Frontage 16'9" Built Depth 38'8" WC				
Nos. 14/16 (Shop & First Floor Commercial)	No.12 – First Floor Salon Salon Area Approx. 614 sq ft WC	J Birch (Fish & Chips)	5 years from 29th September 2014	£5,200	FRI
	No.14 – Ground Floor Shop Gross Frontage 16'9" Built Depth 38'1" WC				
No.18 (Shop & First Floor Commercial)	No.16 – First Floor Commercial Area Approx. 573 sq ft	D Lowe (Hairdresser)	6 years from 10th January 2015	£3,900	FRI Rent Review January 2018 (Outstanding)
	Ground Floor Shop Gross Frontage 19'1" Built Depth 39'1" WC				
No.20 (Shop & First Floor Commercial)	First Floor Commercial Area Approx. 621 sq ft WC	Gary Jones (Butcher)	5 years from 16th January 2017	£6,000	FRI
	Ground Floor Shop Gross Frontage 19'5" Built Depth 38'0" WC				
Nos. 22 & 24 (Shop & First Floor Flat)	First Floor Commercial Area Approx. 577 sq ft WC	Mrs A Carroll (Dressmaker)	1st June 2013 to 23rd June 2023	£3,500	FRI (subject to a schedule of condition)
	Ground Floor Shop Gross Frontage 19'4" Built Depth 43'2" WC				
Nos. 22 & 24 (Shop & First Floor Flat)	First Floor Commercial Area Approx. 621 sq ft WC	Galloway's Bakers Ltd (Bakery & Hot Food) (having 24 Branches)	20 years from 25th March 2006	£6,600	FRI Rent Review 2021
	Ground Floor Shop Gross Frontage 19'5" Built Depth 38'0" WC				
Nos. 22 & 24 (Shop & First Floor Flat)	First Floor Commercial Area Approx. 577 sq ft WC	Monks Dry Cleaning Ltd (having 2 branches)	10 years from 25th December 2008	£7,200	FRI
	No. 22 – Ground Floor Shop Gross Frontage 19'4" Built Depth 43'2" WC				
Nos. 22 & 24 (Shop & First Floor Flat)	No. 24 – First Floor Flat 3 Rooms, Kitchen/Diner, Bathroom/WC	Ms S Ward (Café)	5 years from 22nd December 2016	£6,000	Rent Review 2019
	Individual				
				Total: £77,200	