

## FOR AND ON BEHALF OF ML CONVENIENCE LTD & ML STORES LTD (BOTH IN ADMINISTRATION)

### FULLY FITTED CONVENIENCE STORE TO LET BY WAY OF ASSIGNMENT 373-385 WIGAN ROAD, WIGAN, WN4 0AR



#### LOCATION

Wigan is a town in Greater Manchester located 8 miles south west of Bolton, 10 miles north of Warrington and 16 miles west of Manchester city centre. Bryn is a suburb of Wigan situated approximately 3 miles south west of the town centre. The premises occupy a prominent location in close proximity to Bryn train station with nearby occupiers including Boots Pharmacy, Coop and Betfred.

#### ACCOMMODATION

The unit is arranged over ground floor only and extends approximately as follows:

Gross Internal Area:	4,165 sq ft	(386.94 sq m)
Sales:	2,818 sq ft	(261.80 sq m)
Built Depth:	52ft	(15.77 m)
Internal Width:	82ft	(25.13 m)

#### LEASE

The premises are held on a 15 year lease commencing 17<sup>th</sup> December 2013, subject to five yearly RPI linked rent reviews collared and capped at 0% and 3%. The lease allows for a tenant only break on 17<sup>th</sup> December 2023, with a passing rent of **£48,500 per annum** exclusive.

#### RATES

We are advised that the premises have a rateable value of £42,500. Interested parties are advised to verify this information with the Local Rating Authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

#### VAT

All prices and rents are quoted exclusive of but may be liable to VAT.

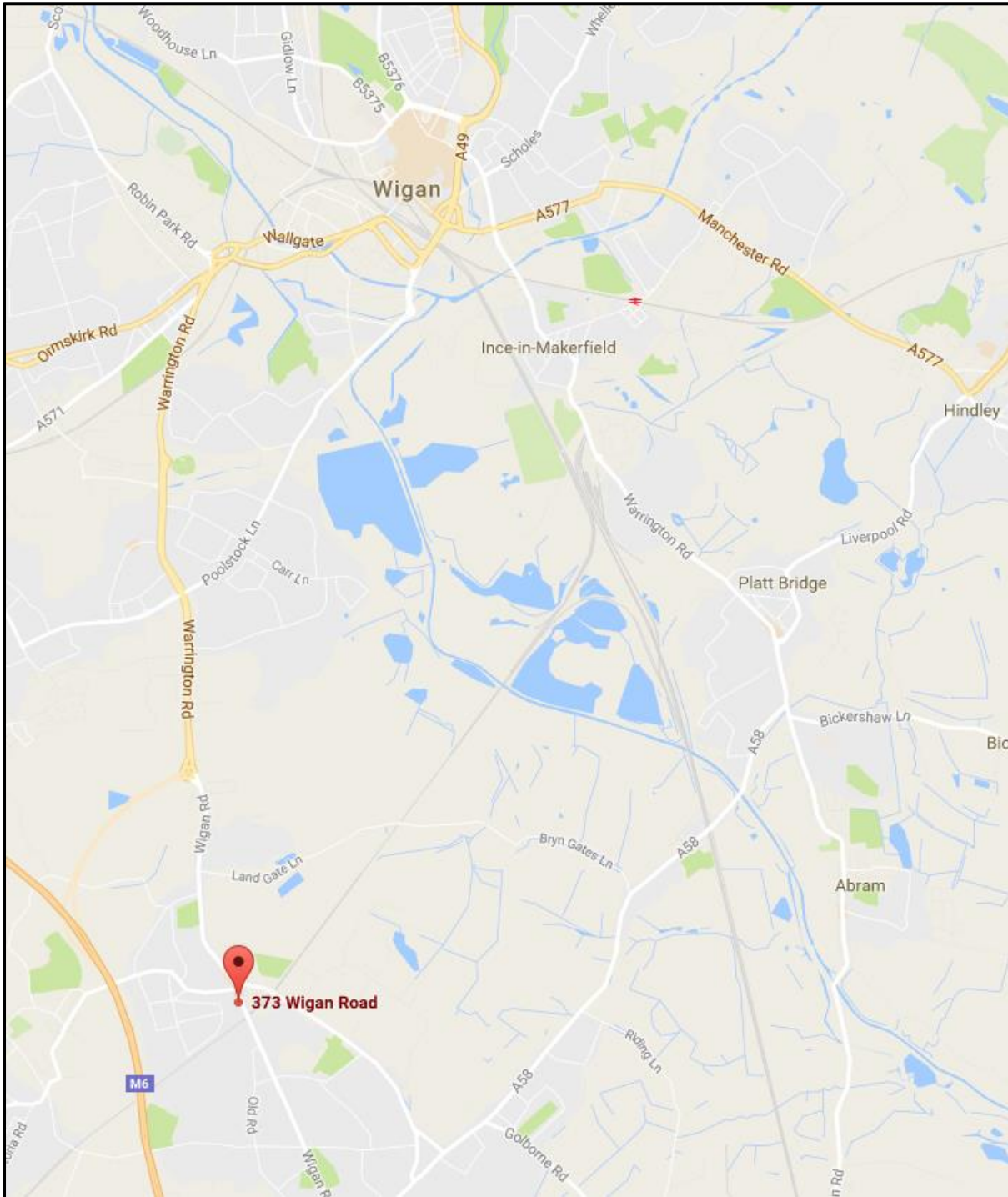
#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

#### ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Asset Rating of 54 (Band C). A full copy of the EPC is available upon request.

## 373-385 WIGAN ROAD, WIGAN, WN4 0AR



### VIEWINGS

Strictly by appointment with the sole letting agents, Cheetham & Mortimer:

Contact: Stephen Perrett / Josh Moores

Email: [sperrett@cheetham-mortimer.com](mailto:sperrett@cheetham-mortimer.com) / [jmoores@cheetham-mortimer.com](mailto:jmoores@cheetham-mortimer.com)

### SUBJECT TO CONTRACT

**AUGUST 2016**

[www.cheetham-mortimer.com](http://www.cheetham-mortimer.com)

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