

6 WEEK COMPLETION

OVER 10 YEARS UNEXPIRED TO CORAL RACING LTD



SITUATION

Located in this busy shopping precinct which also houses a **Co-operative Food Supermarket, Post Office** and a variety of local traders.

Wigan is a major retail centre located midway between Manchester and Liverpool enjoying excellent links with the M6 (Junction 26) and the M61 (Junction 6).

PROPERTY

Forming part of a terraced property comprising a **Ground Floor Shop**. The property benefits from ample parking to the front.

ACCOMMODATION

Ground Floor Shop

- Gross Frontage 17'5"
- Net Frontage 16'0"
- Built Depth 43'0"
- WC

VAT is NOT payable in respect of this Lot

FREEHOLD

£8,500 per annum

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

TENANCY

The property is let on a repairing and insuring lease to **Coral Racing Ltd (Having 1,600 branches) (T/O for Y/E 27th September 2008 £634.6m, Pre-Tax Profit £17.5m and Net Worth £499,000)** for a term expiring on 28th September 2020 at a rent of **£8,500 per annum** exclusive (see Note 1).

Rent Review 2015

Note 1: The rent reserved under the lease is £4,200 until September 2010 at which point there is a fixed increase to £8,500 per annum. The vendor will top up the rent to £8,500 until the date of the fixed increase so that the purchaser effectively receives £8,500 from completion.

Note 2: The upper parts are held by a Third Party on a separate flying freehold and are not included in the sale.

VENDOR'S SOLICITORS

PCB Lawyers LLP, 2nd Floor, 70 Baker Street, London W1U 7DL
Tel: 020 7486 2566 Ref: J Lobetta Esq

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 £250 (including VAT) upon exchange of contracts