



SITUATION

Located in this pedestrianised section of the town’s main retail thoroughfare, near to the junction with Bold Street and just yards from **The Spinning Gate Shopping Centre**, opposite an **Age UK** and close to branches of **HSBC, Home Bargains, New Look, Santander, Admiral Casino** and a host of local traders. Leigh lies some 12 miles to the west of Manchester and 21 miles north-east of Liverpool and enjoys good road access via the A579 and the A580.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level. The property benefits from rear access via a service road.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	14'5"
Internal Width	13'1"
Shop Depth	44'3"
Area	Approx. 485 sq ft

First Floor Ancillary

Area	Approx. 238 sq ft
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¹Areas and measurements supplied by Vendor.

£8,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VAT is applicable to this Lot

TENURE

Leasehold for a term of 2,000 years from 24th June 1986 at a peppercorn.

TENANCY

The entire property is let on a full repairing and insuring lease to **The E-Cig Store (Leigh) Limited as a Vape Store** for a term of 3 years from 3rd November 2017 at a current rent of **£8,000 per annum exclusive**.

Note: The shop was not open at the time the photo was taken.



VENDOR'S SOLICITORS
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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 £750 (including VAT) upon exchange of contracts