



SITUATION

Located close to the junction with Wilkinson Street in this retail thoroughfare in Leigh town centre, amongst a variety of independent retailers, cafés and take-aways.

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 **Double Ground Floor Restaurant** with separate front access to a **Self-Contained Office** on the first floor.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation ¹			Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Double Ground Floor Restaurant	Restaurant Area	Approx.	724 sq ft	L.J. Croft (t/a Uncle Ste's Diner)	6 years from 1st September 2017 (Renewal of a previous Lease)	£8,840	FRI
	Storage Area	Approx.	90 sq ft				
	WCs						
	Total Area	Approx.	814 sq ft				
First Floor Office	4 Rooms, Kitchen, Bathroom/WC			Railways Convenience Store Limited (with Guarantor)	6 years from 19th July 2022	£4,940	FRI Rent Review & Tenant's Break 2025
						Total: £13,780	

¹Not inspected by Barnett Ross. Areas taken from VOA.

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£13,780 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Slater Heelis Solicitors
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