Agency Asset Management Building Services Dispute Resolution Leasehold Enfranchisement Property Management Valuations London, Manchester & Cheshire



## INVESTMENT FOR SALE 45 Bradshawgate, Leigh WN7 4MB



Retail Investment Let to Subway Realty Limited until 17 September 2028 – passing rent £12,000 per annum

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#### Location:

The property is situated in a busy pedestrianised town centre location on the northern side of Bradshawgate, Leigh's principal thoroughfare between Union Street and Silk Street.

Leigh benefits from good road communications being at the junction of the A579 and A580, approximately 6<sup>1</sup>/<sub>2</sub> miles east of the M6 motorway at junction 23. Leigh is a town within the metropolitan borough of Wigan approximately 12 miles west of Manchester city centre and 7 miles south of Bolton and 6 miles east of Wigan.

Occupiers in the immediate vicinity include Pound Bakery, Boots, Greggs,

Specsavers, Santander, McDonalds, Superdrug etc.

### **Description:**

The property comprises a 3-storey midterraced High Street retail takeaway with accommodation arranged over ground floor (retail sales), first floor office (ancillary storage) and second floor storage.

Internally, the ground floor retail area is fitted out as a traditional Subway sandwich food preparation and takeaway with dining area with remaining accommodation providing ancillary offices and storage.

### Accommodation:

The property comprises the following:



Misrepresentation Act 1967: Fifield Glyn Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the details contained within these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to each of them (iii) no person in the employment of Fifield Clyn Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are couted exclusive of VAT

Total:	117.14m <sup>2</sup>	(1,260 sq.ft.)
storage:		
Second floor	14.5m <sup>2</sup>	
office:		
First floor	5.8m <sup>2</sup>	
storage:		
First floor	25.7m <sup>2</sup>	
sales:		
Ground floor	71.14m <sup>2</sup>	(765 sq. ft.)
Shop depth:	18.44m <sup>2</sup>	
Internal width:	3.86m <sup>2</sup>	
Gross frontage:	3.86m <sup>2</sup>	
Net frontage	3.86m <sup>2</sup>	

### VAT:

VAT may be payable and charged at the prevailing rate.

#### Lease terms:

The property is let to Subway Realty Limited for a term of 10 years from 18 September 2018 at a current rent of  $\pounds 12,000$  per annum subject to a rent review on 18 September 2023.

The lease is drawn on full repairing and insuring terms.

Business Rates: 2023 Rating List: RV £9,900.

**EPC:** EPC energy rating: D

**Purchase Price:** £125,000 reflecting a net initial yield of 9.6%

**Inspection:** By arrangement with the Sole Agents.

Fifield Glyn No.1 Royal Mews Gadbrook Park Cheshire CW9 7UD Tel: 01606 351351

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## SUBJECT TO CONTRACT

