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FOR SALE

14 WALLGATE
WIGAN
WN1 1JU



Price: £175,000

- Town centre retail investment.
- Ground floor shop and second floor solarium.
- Four storey accommodation.
- Ground floor 29 sq m (312 sq ft) first floor 26.6 sq m (286 sq ft) NIA.
- Prominent town centre location.

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

Description: Four storey character building within Wigan town centre. The property is currently let and trading as a shop on the ground floor and solarium on the first floor.

Ancillary accommodation includes a basement which includes staff amenities and the second floor used as storage with additional WC.

Location: Proceeding into Wigan town centre along the A577 follow towards the town centre with building situated approximately 150m on the left hand side.

Accommodation: *(all sizes are approx)*

Ground Floor
4.2m x 6.6m plus 2.8m x 0.7m (13'7 x 21'6 plus 9'1 x 2'2) with staircase down to basement and staircase to First Floor.

First Floor
4.3m x 6.2m (14'1 x 20'3) providing three sunbed cubicles.

Second Floor
Storage 4.3m x 6.3m (14'1 x 20'6) with WC to rear.

Basement
4.3m x 6.5m (14'1 x 21'3) including storerooms, kitchen and WC.

Price: £175,000 (One Hundred and Seventy Five Thousand Pounds).

Tenancy Information: The property is let at a current rental of £13,800 per annum payable monthly in advance. The Lease term is for 10 years commencing the 5th July 2026 with a Rent Review on the 5th anniversary. The Tenant has a full repairing and insuring Lease.

Assessment: According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £7,600. All interested parties should make their own enquiries with Wigan Council on 01942 489001.

Energy Rating: The property has an Energy Performance Certificate within Band E valid until 25th July 2032.

Services: Electricity and water supplies are laid on, drainage to main sewer.

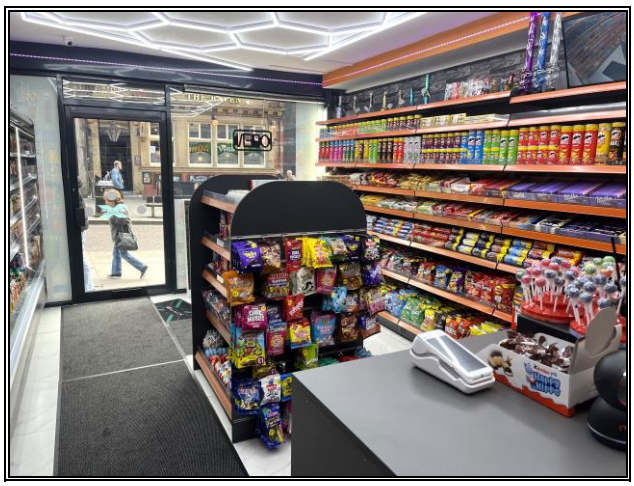
VAT: Not payable.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



Ground Floor Shop



Ground Floor Shop



Basement Kitchen



First Floor



Second Floor