

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**

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 6½ 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 mid-terraced 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:

Net frontage	3.86m ²	
Gross frontage:	3.86m ²	
Internal width:	3.86m ²	
Shop depth:	18.44m ²	
Ground floor sales:	71.14m ²	(765 sq. ft.)
First floor storage:	25.7m ²	
First floor office:	5.8m ²	
Second floor storage:	14.5m ²	
Total:	117.14m²	(1,260 sq.ft.)

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 £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.

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SUBJECT TO CONTRACT

