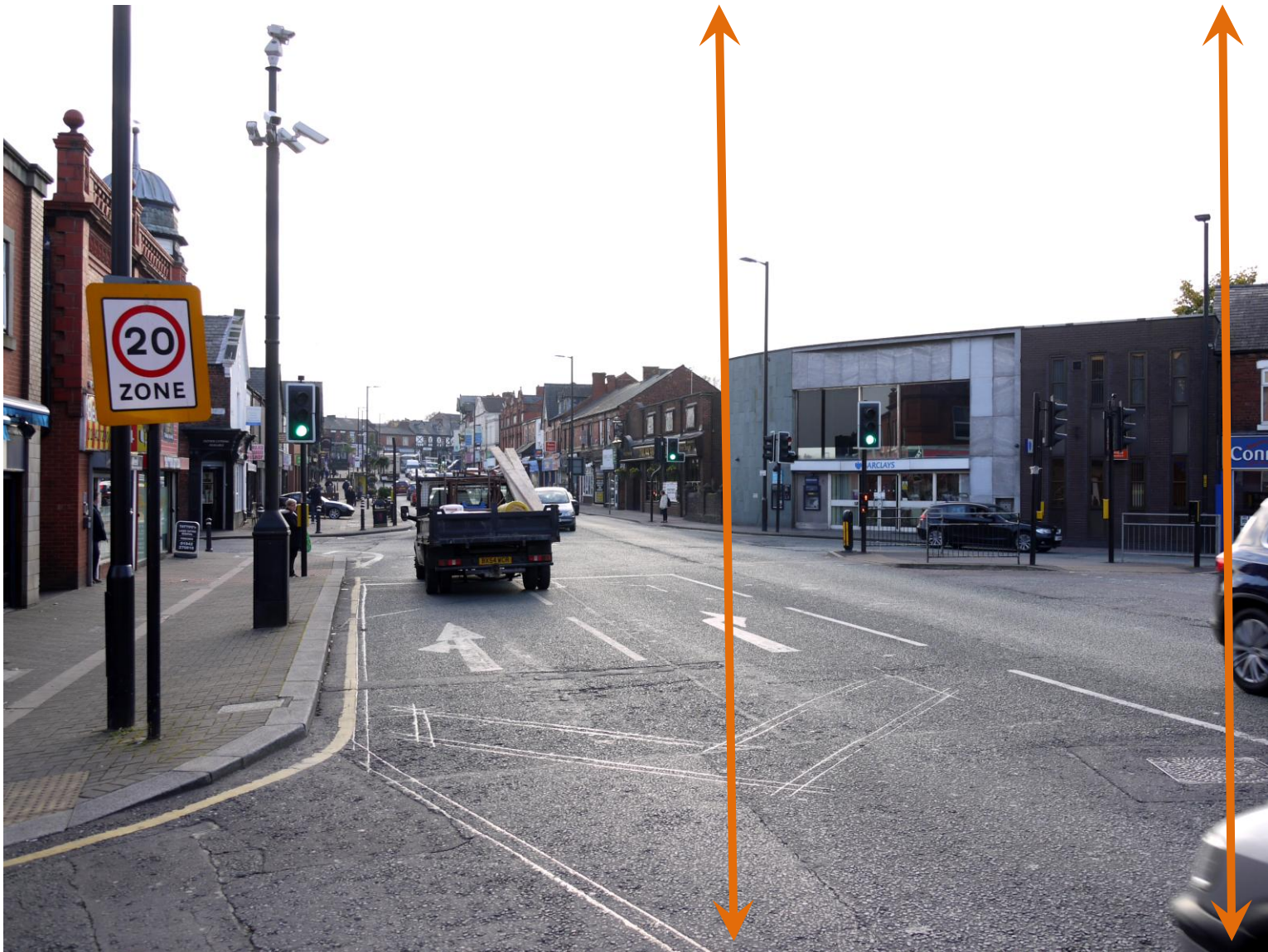


# FRASERCOMMERCIAL

COMMERCIAL PROPERTY SPECIALISTS

## FOR SALE

**FULLY LET INVESTMENT TO  
BARCLAYS BANK  
PRODUCING £29,300 PA**



**1 WIGAN ROAD, ASHTON IN MAKERFIELD,  
LANCASHIRE, WN4 9AP**

Whilst every effort has been made to ensure these particulars are correct they are set out as a general guide only and do not constitute any part of an offer or contract. Fraser Commercial Limited do not warrant the information and any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to the correctness of each of them.

**0161 244 8640**

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## LOCATION

The property is located in a busy, prominent main road location on the southern side of Wigan Road at the junction with Gerard Street in the heart of Ashton in Makerfield. Surrounding occupiers include a JD Wetherspoon Public House, KFC, B&M Bargains, Subway, Ladbroke's, Coral and an Aldi supermarket. Warrington is 6 miles north and Manchester 13 miles to the east of the subject property.

## DESCRIPTION

The property is made of brick construction beneath a flat roof. It comprises a modern purpose built semi detached bank/ retail unit with offices above.

## ACCOMMODATION

Ground	1,958 SQ/FT
First	1,283 SQ/FT
<b>Total</b>	<b>3,241 SQ/FT</b>

## BARCLAYS BANK PLC LEASE

The property is let by way of a 20 year fully repairing and insuring lease to Barcalys Bank Plc from 04/07/2008 at a current passing rent of £29,300. Subject to a schedule of condition. There is a tenant only break option in July 2023 and a 5 year rent review cycle, with the next review due in Dec 16

A copy of the lease is available on request.

Barclays Bank Plc reported pre tax profits of £2,309,000,000 and a net worth of £55,576,000,000 (Source Experian Credit Checks).

## SALE PRICE

£425,000 (No Vat). Representing a 6.9% yield before purchase costs.

## TENURE

Virtual Freehold. Held for a term of 999 years from 1897 at a fixed ground rent of £27pa.



## VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT at the prevailing rate.

## VIEWING

Strictly by prior appointment with the agent –

Simon Fraser MRICS



CALL:

0161 244 8640

EMAIL:

[simon@frasercommercial.co.uk](mailto:simon@frasercommercial.co.uk)

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Preparation of details 29 October 16

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