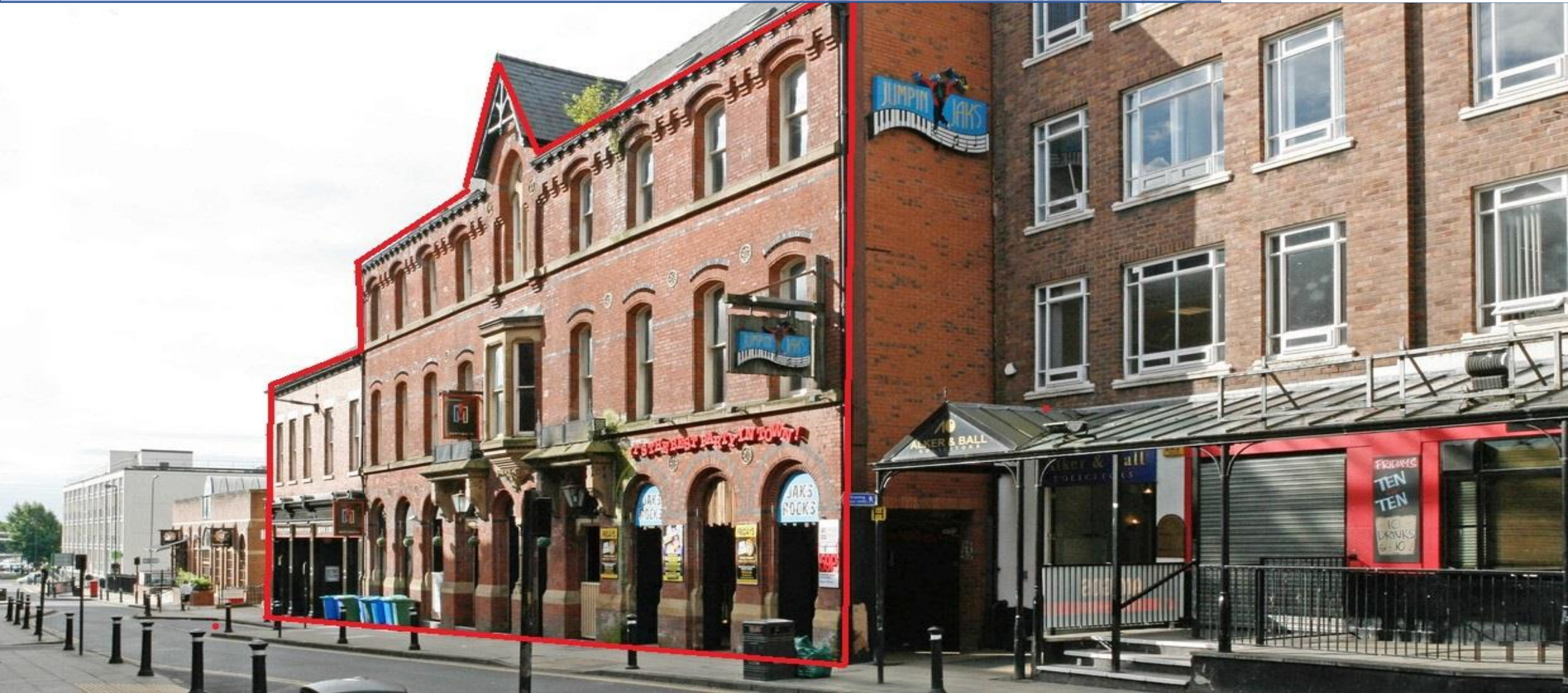


Wigan - 35-45 (only odd) King Street, Greater Manchester WN1 1DY
Freehold Leisure Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Wigan - 35-45 (only odd) King Street, Greater Manchester WN1 1DY

Freehold Leisure Investment



Investment Consideration:

- Purchase Price: £495,000
- Gross Initial Yield: 11.11%
- Rental Income: £55,000 p.a.*
- VAT is applicable to this property
- The property is arranged on ground and two upper floors to provide two units. Einstein's Restaurant and Bar is arranged over ground floor only. Jaks Bar is arranged over part ground, first and second floor.
- Let on a single lease with a personal guarantee expiring in 2030 (no breaks)
- Established town centre leisure location
- Within close proximity to Wigan Wallgate and Wigan North Western Rail Stations
- Occupiers close by include Revolution, Maloney's Bar (adjacent), The Hub Bar and The Blind Tiger Bar (opposite), Ibiza Bar Nightclub and Bentleys Bar, amongst many others



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 35 - 45 (odd)	Ground Floor (Einstein's Restaurant/Bar) 984.95 sq m (10,602 sq ft)	Black Cat Bars (Wigan) Ltd (with personal gurantee)	15 years from 28 April 2015	£55,000*	Note 1: FRI Note 2: No Break Clause Note 3: Rent review in 2025 *Note 4: The Vendor has given personal concession for rent to £1,500 + VAT per month.
	Part Ground, First and Second Floor (Jaks Bar) <u>1,143.63 sq m (12,310 sq ft)</u> Total: 2,128.58 sq m (22,912 sq ft)				

			Total	£55,000*	
--	--	--	-------	----------	--

Wigan - 35-45 (only odd) King Street, Greater Manchester WN1 1DY

Freehold Leisure Investment



Property Description:

The property is arranged on ground and two upper floors to provide two units. Einstein's Restaurant and Bar is arranged over ground floor only. Jaks Bar is arranged over part ground, first and second floor.

The property provides the following accommodation and dimensions:

Ground Floor (Einstein's Restaurant/Bar): 984.95 sq m (10,602 sq ft)

Part Ground, First & Second Floor (Jaks Bar): 1,143.63 sq m (12,310 sq ft)

Tenancy:

The entire property is at present let to Black Cat Bars (Wigan) Ltd (with personal guarantee) for a term of 15 years from 28th April 2015 at a current rent of £55,000* per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

*Note - The Vendor has given personal concession for rent to £1,500 + VAT per month.

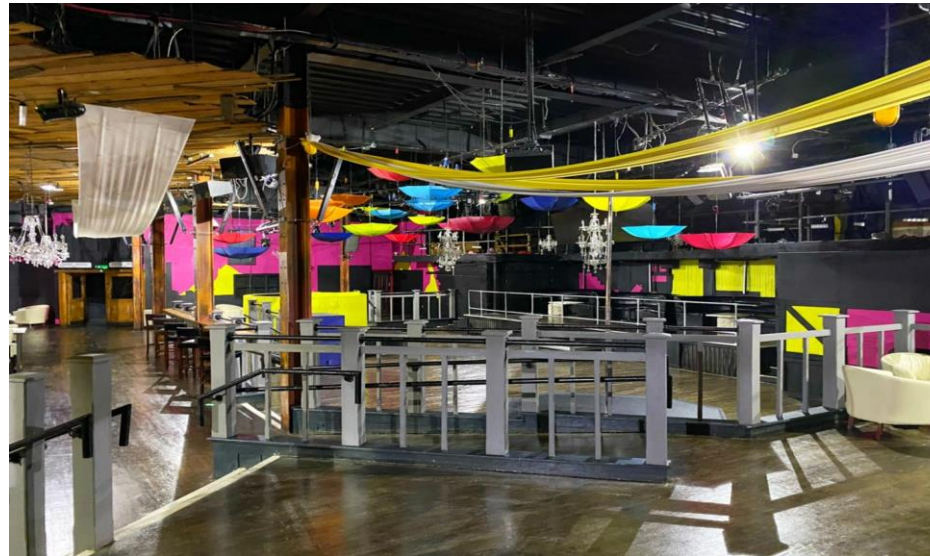
Location:

Wigan is a major retail centre situated some 17 miles north-west of Manchester and 15 miles south of Preston. The town benefits from its proximity to the M6 Motorway (Junction 26) which is 4 miles to the west and to the M61 Motorway (Junction 6) 6 miles to the north-east. The property is well located on the west side of King Street in an established leisure area within Wigan town centre. Wigan Wallgate and Wigan North Western Rail Stations are both within 0.1 miles. The Grand Arcade Shopping Centre is also nearby, and there is a large public car park to the rear. Occupiers close by include Maloney's Bar (adjacent), The Hub Bar and The Blind Tiger Bar (opposite), Ibiza Bar Nightclub and Bentleys Bar, amongst many others.



Wigan - 35-45 (only odd) King Street, Greater Manchester WN1 1DY

Freehold Leisure Investment



Wigan - 35-45 (only odd) King Street, Greater Manchester WN1 1DY

Freehold Leisure Investment

Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.