

**CONFIDENTIAL**

**FOR SALE A1 Food Retail Site**

99,190 sq ft (9,215 sq m) gross



- Site area 8.9 acres
- Expanding town close to A580

**Bridge Street, Golborne, Wigan**

## SITUATION

The premises comprise the Millingford Industrial Estate and adjacent premises. The estate fronts onto Bridge Street, which is the main route to and from Golborne town centre and is located at the southern edge of the town centre. The site fronts the A573 and is close to the A580 which is the main 'A' road linking Manchester to Liverpool and is within 2 miles of junction 27 of the M6 motorway.

## DESCRIPTION

Millingford Industrial Estate comprises a mixture of 1950s, 1960s and 1970s industrial units, which was formerly occupied as a single complex and, thereafter, multi-let. The premises are of varying construction and there are significant open yard areas

There are two vehicle accesses to the site, one from Bridge Street and the further access is from Wood Street. The site is flat in nature and has significant main road frontage to the A573. There are strong, nearby pedestrian routes, together with existing bus stops on Bridge Street.

Golborne town centre, to the north of the site, is a linear development comprising a mix of retail and commercial uses. There is a Lidl discount food store on the edge of the town centre and an Asda, which is out of town and some 2 miles from the town centre.

## PLANNING PERMISSION

Planning permission was granted by Wigan MBC on 30 April 2013. This was for "demolition of existing buildings; erection of a food store and petrol filling station, formation of customer car park, service area and circulation, formation of new accesses, including formation of bridges, works to water course, landscaping and associated works". Copies of all the planning documents are available at this office.

## PROPOSAL

The proposal is to provide a unit of 9,215 sq m (99,190 sq ft) with 488 car parking spaces and a net sales area of 5,601 sq m (60,289 sq ft); convenience shopping of 3,921 sq m (42,205 sq ft) and comparison goods of 1,680 sq m (18,083 sq ft). The retail studies show that existing convenience and supermarket stores in the town significantly over-trade. The Asda, in particular, is overtrading by 62%. There is, therefore, significant potential for a further convenience led development.

## TENURE

Freehold and free from chief rent and unencumbered.

## PRICE

On application. Our clients will also consider a leasehold proposal.

## VAT

Prices, where quoted, are exclusive of, but will be liable to, VAT.

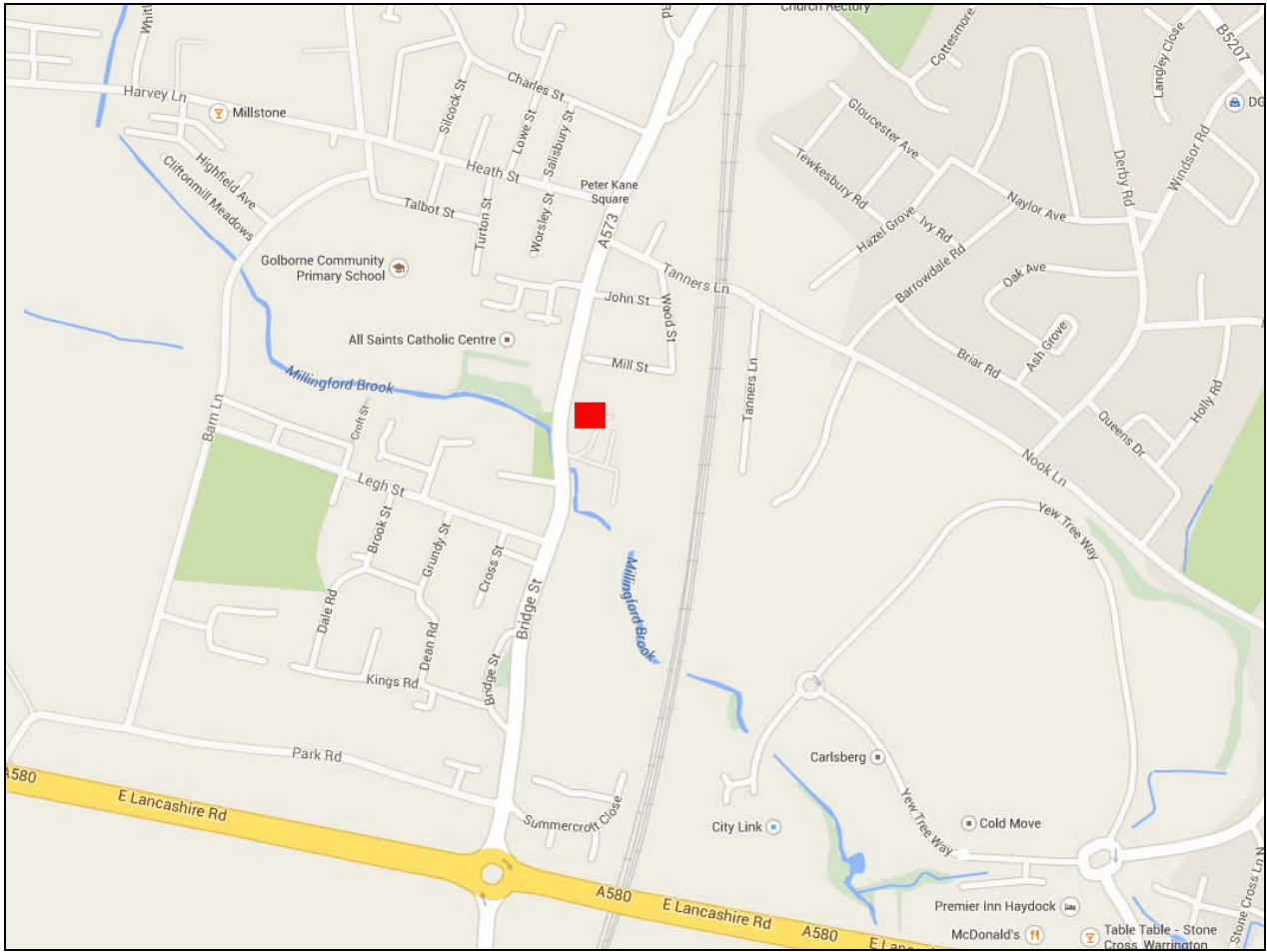
## VIEWING

Strictly by appointment with the sole agent, NOLAN REDSHAW.

Contact: Paul Nolan  
Tel: 0161 763 0822  
Email: paul@nolanredshaw.co.uk

Haweswater House, Waterfold Business Park, Bury, BL9 7BR  
Tel: 0161 763 0828 Fax: 0161 763 0829 Website: www.nolanredshaw.co.uk

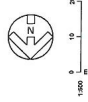








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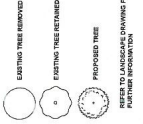


**BOUNDARY AREAS**  
 NET BALANCE FOOTPRINT AREA 40,100 SQ M (4,400 SQ YD)  
 TOTAL GROSS INTERNAL AREA 100,000 SQ M (10,764,000 SQ FT)  
 TOTAL GROSS EXTERNAL AREA 100,000 SQ M (10,764,000 SQ FT)

**DETAILED DIMENSIONS**

|                  |           |
|------------------|-----------|
| STAIRWAYS        | 41        |
| TOILETS          | 10        |
| SHOWER           | 10        |
| PARENT AND CHILD | 10        |
| <b>TOTAL</b>     | <b>41</b> |

**TYPE OF TREES TO BE REMOVED**  
 1. ALL TREES WITH DBH > 100MM (4")  
 2. ALL TREES WITH DBH > 100MM (4")



**PROPOSED TREE**  
 1. ALL TREES WITH DBH > 100MM (4")  
 2. ALL TREES WITH DBH > 100MM (4")

**PLANNING**

**NEW SCOPE**  
 GOLBORNE  
 BRIDGE STREET  
 PROPOSED  
 SITE  
 PLAN  
 1:500  
 JUNE 2011

**Headfield Cornwall Design**  
 12, LITTLEWOOD ROAD, LITTLEWOOD, LONDON, E17 3AN  
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 ARCH/2008-357 / A-PL-03

