

**Lot 35, 8 Market Street, Wigan,
Lancashire WN1 1JN**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail/Entertainment Centre Investment

- Entirely let to tenant trading as Adrenaline Escape (an Escape Room entertainment centre)
- 10 year lease from February 2022 (subject to option)
- VAT free investment
- Approximately 8,026 sq ft
- Prominent town centre location
- Close proximity to Grand Arcade Shopping Centre where retailers include Superdrug, The Body Shop, River Island, Costa Coffee, Pandora, Sports Direct, JD Sports and The Works

Lot

35

Auction

30th March 2023

Rent

£22,000 per Annum Exclusive
(3)

Sector

High Street Retail

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

12 miles west of Bolton, 18 miles north-west of Manchester, 20 miles north-east of Liverpool

Roads

A49, A577, M6, M58, M61

Rail

Wigan Wallgate, Wigan North Western

Air

Liverpool John Lennon Airport, Manchester International Airport

Situation

The property is prominently situated on the east side of Market Place, at its junction with Market Street. The property is within close proximity to Grand Arcade Shopping Centre where retailers include Superdrug, The Body Shop, River Island, Costa Coffee, Pandora, Sports Direct, JD Sports and The Works. Other nearby occupiers include B&M, Home Bargains, Primark, Starbucks, Greggs, Subway and branches of Lloyds and Barclays Banks.

Tenure

Freehold.

EPC

Band E

Description

The property comprises an escape room entertainment centre arranged on the ground, basement, first and second floors.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Escape Room/Ancillary	195.10	(2,100)	TWO INDIVIDUALS (t/a Ardenaline Escape) (1)	10 years from 11/02/2022 (2) on a full repairing and insuring lease	£22,000 (3)	11/02/2027
Basement	Escape Room/Ancillary	195.10	(2,100)				
First	Escape Room/Ancillary	169.30	(1,822)				
Second	Escape Room/Ancillary	186.20	(2,004)				
Total		745.70	(8,026)				

(1) Adrenaline Escape Rooms offer multiple immersive experiences that tests problem solving, logic and teamwork skills. Adrenaline Escape Rooms also trade from two different locations, specifically Manchester and Atherton. (www.adrenalineescape.co.uk)

(2) The lease has a tenant only option to determine in February 2027

(3) The tenant is currently paying half rent until 11/02/2024, when the rent will rise to £22,000 pax. The Seller will pay the Buyer the total rent that would have been due from Completion of the sale until 11/02/2024.

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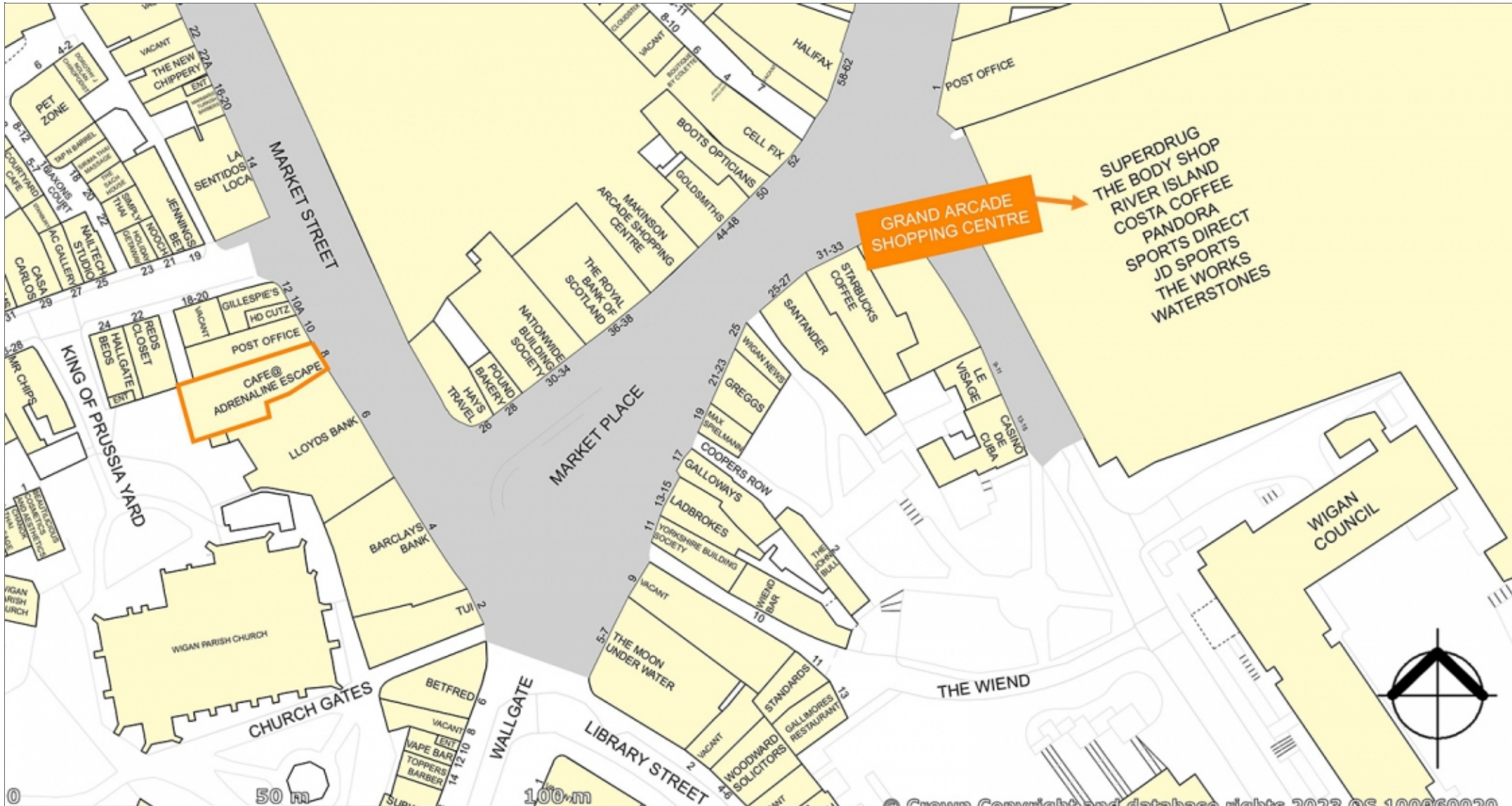


The
Property

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September 2020