

LOT  
**33**

**Units 1&3 2&4 5&7 6,8,10,12,14,16,18,20 Jaxons Court, Wigan WN1 1LR**  
COMMERCIAL INVESTMENT

Guide price **£575,000+**



Not to scale. For identification purposes only

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**A Freehold high yielding retail parade within Wigan Town Centre producing £67,250pa. (£73,975 including 10% service charge) The premises comprise 14 retail units let to a host of occupiers.**

**Situated**

Wigan is a large commercial centre approximately 18 miles west of Manchester city centre. Jaxons Court is situated on Hallgate within Wigan Town centre and close to the main bus station along Wallgate, Market Street and Standish Gate, a prime retail area within Wigan.

**Note**

Each Lease contains provision for an additional 10% of the rent to be paid as service charge which currently equals to £6,725pa

UNIT	PRESENT LESSEE	ACCOMMODATION	LEASE COMMENCEMENT	LEASE ENDS	TERM	CURRENT RENT	RENT REVIEW/ REVISION	NOTES
1&3	Ms Oxley T/A Omega Games	GF Shop-24.10m <sup>2</sup> (259ft <sup>2</sup> ) FF-24.9m <sup>2</sup> (465ft <sup>2</sup> )	01/03/12	28/02/15	3 Years	£6000	28/02/15	
2&4	Mrs Nolan T/A Chiroprapist	GF Shop 43.23m <sup>2</sup> (465ft <sup>2</sup> )	01/04/07	31/03/14	5 Years	£6000	31/03/12	
5&7	Ms Miller T/A Courtyard Cafe	GF Shop-58m <sup>2</sup> (624ft <sup>2</sup> ) FF 9.60m <sup>2</sup> (103ft <sup>2</sup> ) WC	07/11/12	24/03/14	6 Years	£9500	24/03/14	
6	Mr Fish Pet Zone	GF Shop-31.06m <sup>2</sup> (334ft <sup>2</sup> ) FF-24.31m <sup>2</sup> (261ft <sup>2</sup> )	03/11/12	02/11/15	3 Years	£5750	08/12/12	
8	Hodson Alteration Shop	GF Shop-17.60m <sup>2</sup> (189ft <sup>2</sup> ) FF-24.31m <sup>2</sup> (261ft <sup>2</sup> )	05/03/09	04/03/12	3 Years	£6000	04/03/12	The current tenant is holding over and paying £4000pa
10	Ms Woods Bead Shop	GF Shop-15.4m <sup>2</sup> (166ft <sup>2</sup> ) FF-12.0m <sup>2</sup> (129ft <sup>2</sup> ) WC	01/04/07	31/03/10	3 Years	£6000	31/03/10	The current tenant is holding over and paying £4000pa
12	Mrs Bernard Sirima Thai Massage	GF Shop-15.7m <sup>2</sup> (169ft <sup>2</sup> ) FF-12.2m <sup>2</sup> (131ft <sup>2</sup> )	01/09/11	Licence	Licence	£5000		The licence can be determined given 1 months notice.
14	Ann Gibson T/A Ann Gibson Cards	GF Shop-21.62m <sup>2</sup> (233ft <sup>2</sup> ) FF-20.60m <sup>2</sup> (221ft <sup>2</sup> ) WC	12/02/13	12/02/16	3 Years	£5000	01/04/15	
16	Anna Smith T/A Atomic Vintage	GF-25.7m <sup>2</sup> (277ft <sup>2</sup> ) FF-21.90m <sup>2</sup> (236ft <sup>2</sup> ) WC	11/12/12	10/12/15	3 Years	£5500	01/12/14	The lease can be determined on the 1st anniversary of the term.
18	Mr P Prescott T/A Funky Figures	GF Shop-34m <sup>2</sup> (366ft <sup>2</sup> ) FF-29.4m <sup>2</sup> (316ft <sup>2</sup> ) WC	01/06/12	31/05/15	3 Years	£6500	31/08/15	
20	S & J Computer Solicitors	GF Shop- 25.5m <sup>2</sup> (274ft <sup>2</sup> ) FF-21.40m <sup>2</sup> (230ft <sup>2</sup> ) WC	04/11/12	04/11/15	3 Years	£6000	30/06/15	The lease can be determined on the 1 <sup>st</sup> anniversary of the term.