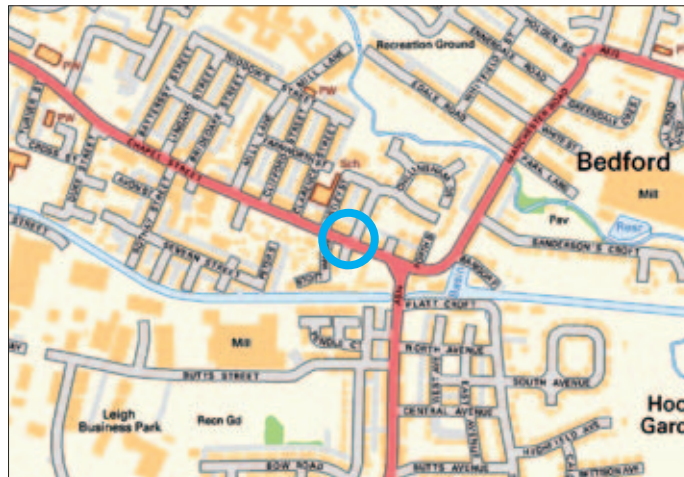


LOT
71

219/212 Chapel Street & 3 Boundary Street, Leigh, Lancashire WN7 2AT

COMMERCIAL INVESTMENT

GUIDE PRICE £175,000+



Not to scale. For identification purposes only

A two storey corner terraced property comprising of two ground floor retail units together with three self-contained flats above. The property is fully let producing in excess of £22,000 per annum. The property is in good order throughout and benefits from double glazing, electric storage heaters, electric steel roller shutters.

Situated Fronting Chapel Street on the corner of Boundary Street close to its junction with Warrington Road (A574) in an established location.

Outside Rear Yard.

UNIT	FLOOR	ACCOMMODATION	TENANCY	DATE/TERM	RENT P/A
219 Chapel St	Ground	Retail unit	Let on a new FRI lease to David J Winnard & Co for a term of 5 years		£4200
221 Chapel St	Ground	Retail Unit	Let on FRI lease to Ladbrokes for a term of 9 years from 2007		£7200
Flat 1	First	Bedroom, reception room, kitchen, bathroom/WC	Let on a 6 month Assured Shorthold Tenancy	17th March 2014 – 6 months	£3,240
Flat 2	First	2 Bedrooms, reception room, kitchen, bathroom/WC	Let on a 6 month Assured Shorthold Tenancy	26th August 2013 to 25th February 2014 – holding over	£4,200
Flat 3	First	Bedroom, reception room, kitchen, bathroom/WC	Let on a 6 month Assured Shorthold Tenancy	24th April 2014 – 6 months	£3600