

# Lot 12

42 Market Street,  
Hindley, Wigan, WN2 3AE

**GUIDE PRICE: £75,000**



## COMMERCIAL INVESTMENT PROPERTY FURTHER DEVELOPMENT POTENTIAL STP

This mid-terraced building comprises of a ground floor shop with basement storage plus internal access to ancillary office/storage accommodation at first floor level. There is a substantial two storey annex to the rear which is currently not utilised and may have development potential for residential or commercial use subject to possession and planning consent. There is a rear service road allowing vehicular access for unloading.

The entire property is let on a full repairing and insuring lease to Sheila Thudlow (with Guarantor) trading as 'Cheeky Chums Baby Accessories' for a term of 5 years from 27th November 2006 at a current rent of £8,000 pa exclusive. One month's rent deposit is being held.

Further tenant information can be found at:  
[www.cheekychumsonline.co.uk](http://www.cheekychumsonline.co.uk).

We have been informed that the Local Authority has stated that no planning permission is required for the conversion of the upper part into a flat. However, we strongly recommend that any intending purchaser carries out their own relevant enquiries.



### LOCATION

Hindley is a town on the outskirts of the Wigan Borough in Greater Manchester. Hindley Town Centre is located on the historic route between Wigan and Bolton, approx 3 miles to the east of Wigan and 4 miles to the northwest of Lee Town Centre. The town forms part of the Greater South Lancashire conurbation set to the East of the M6 motorway between Wigan, St. Helens, Bolton and Manchester. Road communications include the A590, A69, A55 and A41 providing access to the M62, M10 and M1. Rail services connect to London Euston.

### ACCOMMODATION

Ground floor shop: gross frontage 15'1, internal width 15'5, shop depth 23'1, built depth 42', WC Basement storage area: approx 325 sq ft First floor office/storage area: approx 400 sq ft Rear annex: not measured.

### TENURE

Leasehold: 999 years from 10th June 1868.  
Ground Rent: Apportioned at £3.70 pa.

### LOCAL AUTHORITY & TAX RATING

Wigan Metropolitan Council: 01942 244 991

### ADOPTABLE RATEABLE VALUE

£3,350

### VENDORS SOLICITORS

Mr M Cohen  
Porter Crossick Solicitors  
8a-10a Kilburn Bridge,  
London NW6 6HT

020 7625 4424

### VIEWING TIMES

By the courtesy of the tenant.

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■