

# Lot 9

42 Market Street, Hindley, WIGAN,  
Lancashire WN2 3AE

**GUIDE PRICE: £95,000**



## COMMERCIAL INVESTMENT PROPERTY WITH 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 utilized 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 an FRI Lease to Sheila Thudlow (with Guarantor) trading as "Cheeky Chums Baby Accessories" for a term of 5 years from 27/11/06 at a current rent of £8,000 pa exclusive. A months rent deposit is being held. Further tenant information can be found at [www.cheekychumsonline.co.uk](http://www.cheekychumsonline.co.uk).

### LOCATION

Hindley 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. The town forms part of the Greater South Lancashire conurbation. Road communications include the A590, A69, A55 and A41 providing access to the M62, M10 and M1. Rail services connect to London Euston. The property occupies a prominent trading position close to the intersection with Bridge Street amongst a number of local and multiple traders including Nationwide, Halifax, Cartridge World (adjacent) and Royal Bank of Scotland.

### ACCOMMODATION

**Ground floor shop:** Gross frontage - 15ft 1in, Internal width - 15ft 5in, Shop depth - 23ft 1in, Built depth - 42ft, WC, Basement storage area approx. 325sq.ft.

**First Floor office / storage area:** approx. 400sq.ft

**Rear annex:** not measured.

### TENURE

Leasehold for a term of 999 years from 10/06/1868 at an apportioned rent of £3.70 pa (we understand that this has not been demanded for many years).

### LOCAL AUTHORITY & TAX RATING

Wigan Metropolitan Council: Tel. 01942 244 99

### POPULATION & EMPLOYMENT

Last recorded figures showed an urban population of 23,457 with a 65% employment rate.

### VENDORS SOLICITORS

Mr M. Cohen  
Porter Crossick Solicitors  
8a -10a Kilburn Bridge  
London NW6 6HT  
0207 625 4424

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■