

# P R GIBBS & CO

CHARTERED SURVEYORS  PROPERTY CONSULTANTS

## RETAIL UNIT To LET / FOR SALE

Westhoughton Town Centre  
88 Market Street  
Westhoughton  
BOLTON, BL5 3AZ



Sales Area 57.41 m<sup>2</sup> (618 ft<sup>2</sup>) Plus Ancillary 64.85 M<sup>2</sup> (698 ft<sup>2</sup>)

**Rent: £11,000 p.a.x.**

**Sale Price: £125,000**

## LOCATION

The property is situated in a prominent position on Market Street, the town's main shopping and professional business street surrounded by a mix of local and multiple operators including Lloyds TSB, Waterfields Bakers, Barclays and BetFred.

## DESCRIPTION

Previously trading as "The Local" off licence with an annual average turnover of some £237,000 over the last three years.

The building is a two storey traditionally constructed double fronted retail unit with brick built elevations and slate covered pitched roof.

This property is suitable for a variety of uses including, retail, food outlet, off licence or professional, all subject to any necessary statutory consents.

## ACCOMMODATION

The premises are arranged over ground and first floors providing the following approximate dimensions and areas:

Net Frontage	8.85 m	29'0"
Internal Width	9.20 m	30'2"
Shop Depth	4.30 m	14'1"
Ground Floor Sales	57.41 m <sup>2</sup>	618 ft <sup>2</sup>
Ground Floor Ancillary	8.01 m <sup>2</sup>	86 ft <sup>2</sup>
First Floor Ancillary	56.85 m <sup>2</sup>	612 ft <sup>2</sup>

## Tenure

We have been advised that the property is held on a Long Leasehold for 999 years.

## BUSINESS RATES

It is understood, but interested parties should make their own enquiries that the premises are assessed as follows for rates;

Rateable Value 2010	£10,500
UBR (2010/2011)	40.7p
Rates Payable (2010/11)	£4,274

## PROPOSITION

Our client is seeking to grant a lease for a term of years to be agreed at a commencing rent of £11,000 per annum exclusive.

Our client may sell their entire interest in the property for a consideration of £125,000

## LEGAL COSTS

Each party to pay their own costs

## VAT

Unless otherwise stated all figures are exclusive of any Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

## **FURTHER INFORMATION**

Viewing is strictly by arrangement with **P R Gibbs & Co** by telephoning **01942 844100** asking for **Keith Shatwell** or **Phil Gibbs**

Alternatively you can contact our joint agents Tushingham Moore by telephoning 0161 833 1197 and asking for Jonathan Nettled.

We are open from 9am to 5pm Monday to Friday.

## **FREE APPRAISAL**

If you are considering selling or letting your existing premises we will be only too pleased to offer our advice without obligation.

## **DISCLAIMER**

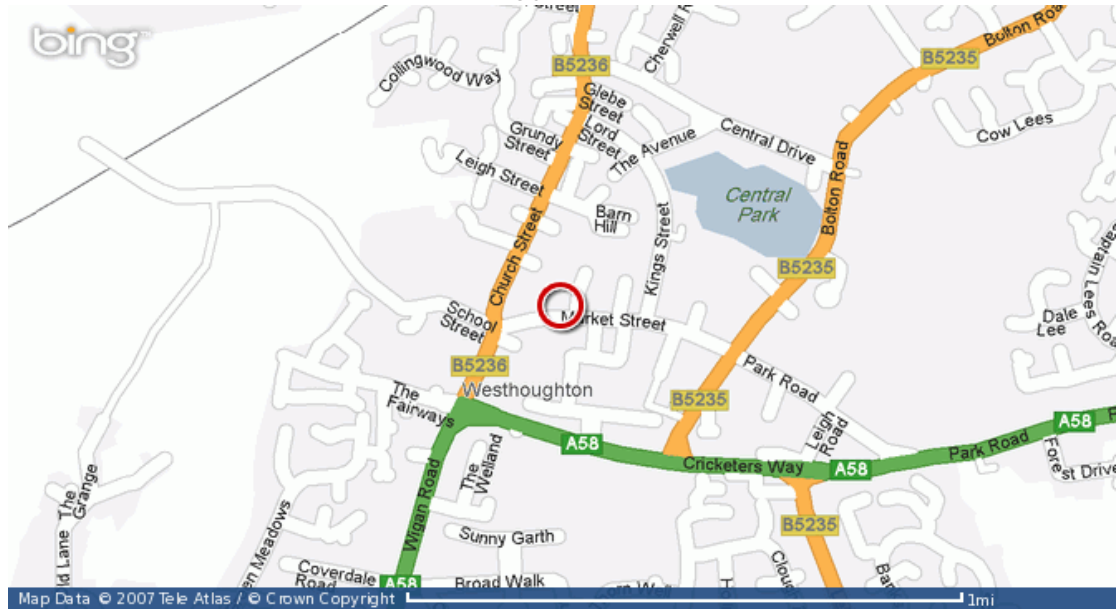
### **IMPORTANT – Property Misdescription and or Misrepresentation**

**P R Gibbs & Co for themselves, there joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that:-**

- (a) Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- (c) We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- (d) No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.

## LOCATION MAPS

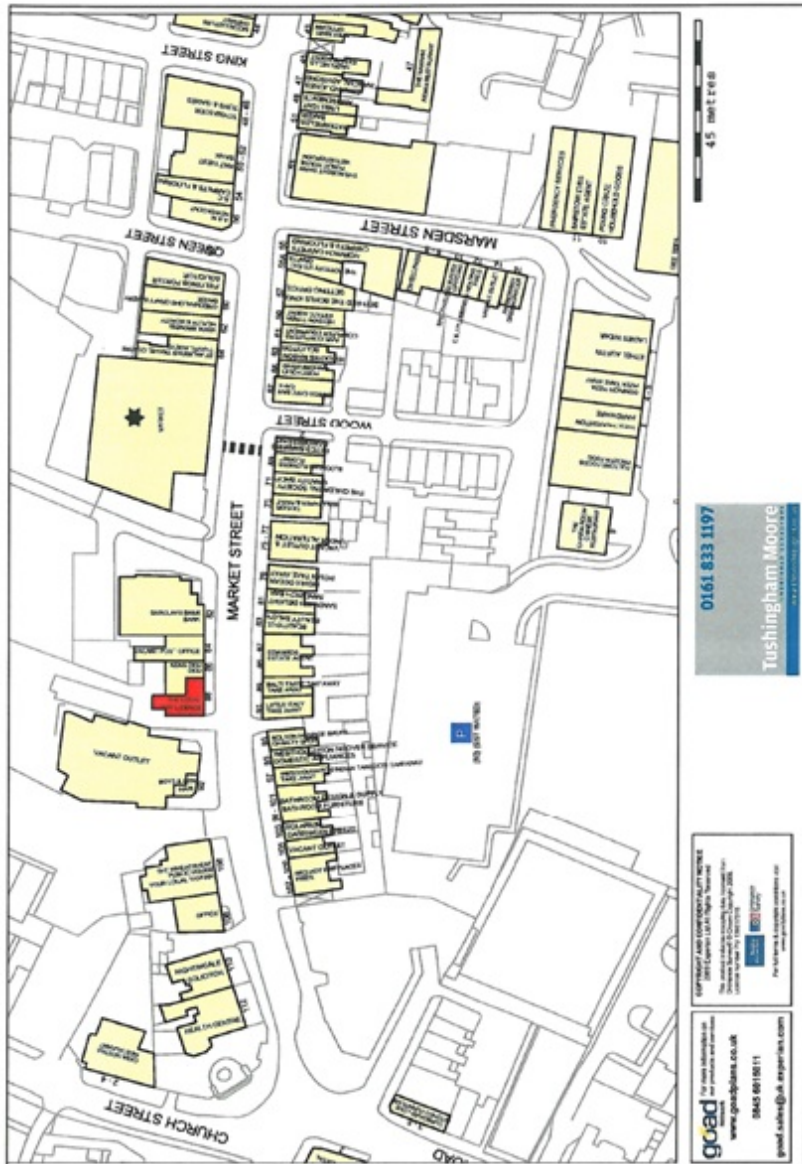
LOCAL MAP



REGIONAL PLAN



Date particulars Amended: 25-Oct-10



**Midescription:** 1. The Agents and Vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only, these particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to this property. 2. Every effort has been made to ensure that the dimensions and floor areas are accurate. They are in accordance with the RICS Code of Measuring Practice. Filings rescaled measurements at the time of inspection. Interested parties should verify these for themselves. 3. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, particularly if contemplating travelling some distance to view the property.

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