

# FOR SALE

## FREEHOLD INVESTMENT OPPORTUNITY

2/6 King Street, Wigan WN1 1BS



### Three Storey Period Property in Town Centre Location

- Town Centre Location
- Approx 5 years remaining
- High yielding investment
- Trading as long-established orthodontist (Dental Practice)
- Close to Wallgate Train Station and various public buildings



**JONATHAN  
OWEN**

REAL ESTATE CONSULTANTS



## LOCATION

The property is located on King Street towards the junction of Wallgate one of the prime retailing streets within Wigan Town Centre. There are a number of occupiers within the immediate area including various food and drink operators including the adjoining Berkeley Public House, Pot World Wigan, Kahiki, Luxury Wigan Wedding Photographers, Harry's Bar, The George public house. The property is also close by Wallgate Train Station and various public buildings including Wigan Town Hall, Wigan main council offices, Wigan Museum of Life and Multi storey and pay and display car parking.

## DESCRIPTION

The property provides a period three-storey mid-terraced building with part glazed shop frontage and red brick elevations with sash windows and a separate entrance for office use and a further access for storage access purposes via a rear courtyard. Internally, the premises provides ground, first and second floor accommodation trading as a long-established orthodontists, which is laid for reception, consultancy rooms, kitchen / staff areas, surgeries, scanning rooms and storage.

## ACCOMMODATION

The premises provides the following approximate areas and dimensions

	M <sup>2</sup>	SQ FT
Ground Floor	72.90 m <sup>2</sup>	785 ft <sup>2</sup>
First Floor	51.40 m <sup>2</sup>	554 ft <sup>2</sup>
Second Floor	53.00 m <sup>2</sup>	570 ft <sup>2</sup>
Mezzanine Storage	13.80 m <sup>2</sup>	149 ft <sup>2</sup>
<b>Total Floor Area</b>	<b>191.10 m<sup>2</sup></b>	<b>2,057 ft<sup>2</sup></b>

## EPC

An Energy Performance Certificate is available upon request.

## SERVICES

We understand that mains services are available to the property including, electricity, gas, mains water and drainage.

## RATEABLE VALUE

The premises have a current Rateable Value of £23,500

## PLANNING

The property benefits from D1 Consent.

## TERMS

The property is let in its entirety to Wigan Orthodontics Centre an independent orthodontist company with the benefit of a personal guarantor, who also trades from another location with the benefit of a 5 year lease which commenced 12<sup>th</sup> January 2024 and expires on 11<sup>th</sup> January 2029 at a rent of £30,000 per annum on a fully repairing and insuring term with no break clauses.

## PRICE

The premises is available at offers in the region of

**£300,000**

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment via the sole agents:

**JO Real Estate Ltd**  
**0151 319 2424**  
**07702 131 701**

**Contact : Jonathan Owen**

## AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

**CALL OR EMAIL TO  
 DISCUSS YOUR PROPERTY  
 REQUIREMENTS IN  
 FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)**  
**CHARTERED SURVEYOR**

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