



TO LET

Unit 5 Robin Park Wigan

- Former Nightclub Premises, Suitable for alternative uses
- Available as a whole or in part including A1, A2, A3, A4, A5, B1 & D1
- Subject to Planning & Consent

Location

The property is situated on Robin Park, Wigan; the established edge of town retail and leisure destination for the area. Adjacent occupiers include 11 Screen Empire Cinema, Frankie & Benny's, Pizza Hut, Gala Bingo, JJB Sports Fitness Centre and JJB Football Stadium, in addition to Robin Park Sports Centre.

Accommodation

The unit comprises approximately 19,660 sqft (1826 sq m) gross internal area.

There is an opportunity to create further accommodation by creation of a mezzanine and/or extension of the premises to the rear. The unit benefits from a substantial amount of shared car parking. There may be an opportunity to consider a disposal by sub-lease of part only of the premises, subject to landlord's consent and planning consent being granted.

Awaiting Image

LEASE TERMS

The property is held by way of a 35 year lease from 25 December 1996 with a tenant's option to break in the 25th year. The premises are let on full repairing and insuring terms, subject to 5 yearly upward only reviews.

Rent

The current rent passing is £255,000 per annum exclusive.

User

The premises are to be used as a nightclub under Section D2(D) Town & Country Planning (Use Classes) Order 1987.

Under the terms of the lease the tenant is granted the right to change the use to Class A1, A2, A3, A4, A5, B1 or D1, subject to obtaining planning and landlord's consent.

The Proposition

Our clients are seeking to dispose of these premises by assignment or would consider a sub-let of the whole or part (to be agreed).

Service Charge

A service charge is levied in respect of the maintenance and security of the common parts. Full details can be provided upon request.

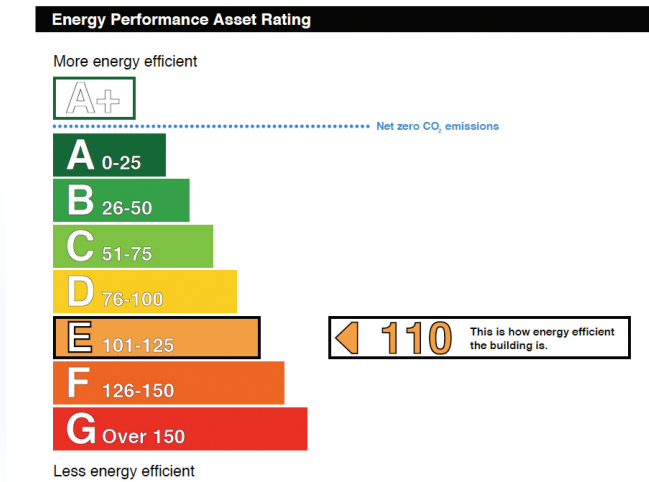
Rates

An estate charge is levied for maintenance of external areas. A budget is being prepared.

VAT

The above prices are exclusive of but may be liable to VAT.

Energy Performance Certificate



Legal Costs

Each party will be responsible for their own legal costs incurred within this particular transaction.

Plans

Any plans or photographs are for illustrative purposes only and cannot be relied upon.

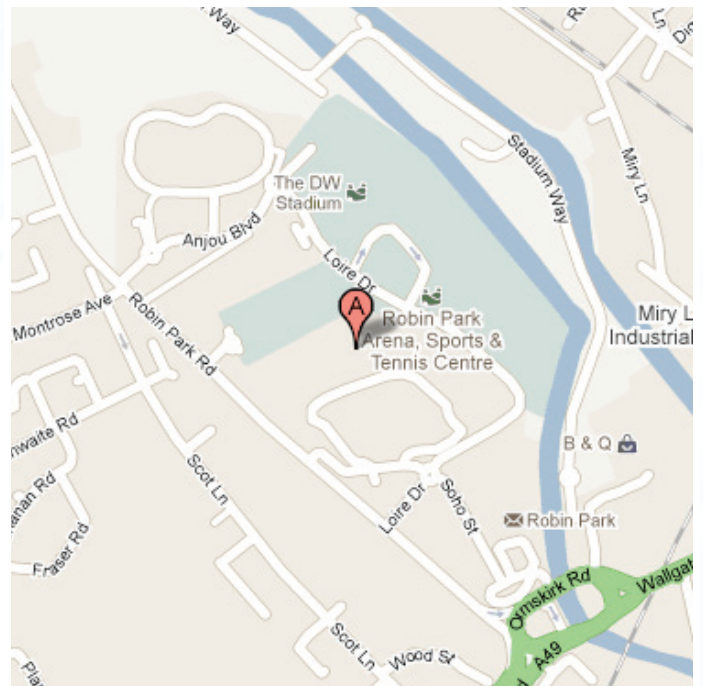
Viewing

Strictly by appointment through the agent:

Neil Bowler

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Subject to Contract

October 2004

jenics



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