

For Sale

Upon the instructions of the Joint Administrators

**LANDWOOD
GROUP**



1, 1A, 1B, 1C & 1D William St, Hindley, Wigan, WN12 3PQ

5 x Two Bedroom Houses

- Positioned in a popular residential area
- Four houses let and producing a gross annual income of £26,700
- Available individually or as a whole

Landwood Group,
South Central,
11 Peter Street,
Manchester, M2 5QR

T: 0161 710 2010
W: www.landwoodgroup.com

CONTACT

Holly Surplice
0161 710 2010
holly.surplice@landwoodgroup.com

Location

The properties are located in the town of Hindley, around 2.5 miles to the west of Wigan and around 17 miles to the east of Manchester.

Hindley centre is around 0.5 miles away from the properties and provides a range of shops including a Tesco Express and a range of other amenities. The A58 is situated 1 mile to the north and is one of the main routes to Wigan and the M61 motorway, with junction 5 being circa 4 miles to the north east. Hindley Railway Station lies 0.7 miles to the north and provides good rail links to both Wigan and Manchester.



Description

The properties comprise a terrace of 5 x two bedroom houses. They are constructed with brick elevations, incorporating uPVC windows and set beneath a pitched slate covered roof.

Each house provides a kitchen/diner to the ground floor, with modern and good quality fitted kitchens with wall and face mounted units, laminate work surfaces, tiled splash back and laminate floor covering and painted walls. There is a lounge to the rear of each house, with carpeted floors and painted and plastered walls, and double uPVC French doors leading out to yard. There is also a WC.

To the first floor of each house there are two good sized double bedrooms, both with painted and plastered walls and carpeted floors and a bathroom with a modern and attractive fitted suite with lino floor coverings, bath with shower over, WC and sink.

Accommodation

The property provides the net internal areas as follows:

Address	Sq.m	Sq.ft
1 William Street	66	705
1A William Street	66	705
1B William Street	66	705
1C William Street	70.85	762
1D William Street	70.85	762

Tenure Information

The premises are held under a long leasehold title for a period of 999 years (less 10 days) from 25th March 1863, under title numbers GM114551, GM383269, GM413275 and GM383268.

Tenancies

The properties are all let on AST agreements. A summary of these is as follows:

Address	Term	Rent (p.a.)
1 William Street	12 months from 28/04/2019	£6,300
1A William Street	6 months from 01/06/2019	£6,600
1B William Street	Holding over	£6,600
1C William Street	12 months from 30/11/2019	£7,200
1D William Street	Tenant vacating 29/11/2019	

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Address	Asking Price
1 William Street	£85,000
1A William Street	£85,000
1B William Street	£85,000
1C William Street	£90,000
1D William Street	£90,000
Whole portfolio	£435,000

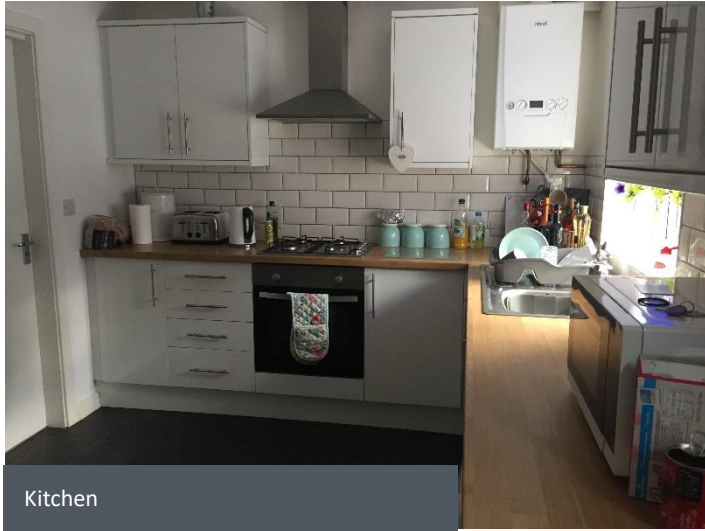
EPC

This property has an EPC rating of D.

Viewings

Strictly by appointment.

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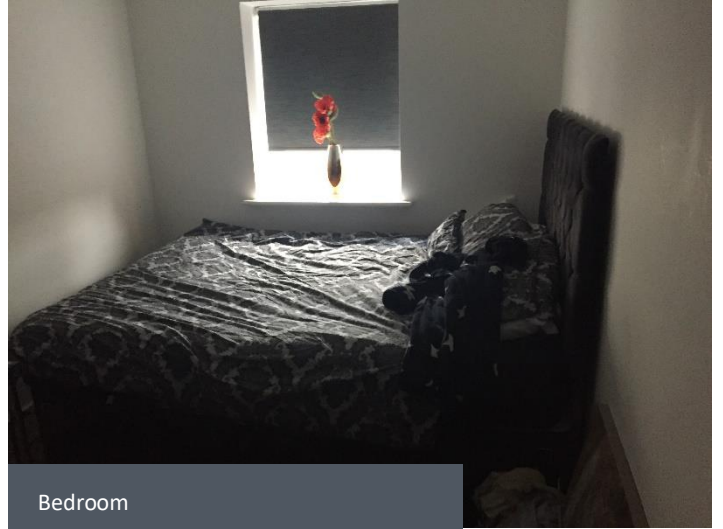
Kitchen



Kitchen



Bedroom



Bedroom



Bathroom



External View