

Bolton

Provincial House

Infirmay Street

Lancashire

BL1 1JN

- **Virtual Freehold Leisure Investment and Vacant Shop**
 - Town centre position on Nelson Square in established leisure pitch
 - Comprises restaurant, bar and vacant shop
 - Asset management opportunity
 - Rent Review 2018
 - Total Current Gross Rents Reserved
- £50,000 pa plus vacant shop**

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. The property comprises 3 units each held on a separate lease for a term of 999 years from 1st January 2015 (thus having some 998 years unexpired) at the following current ground rents: Unit 1: £750 p.a. — Unit 2-5: £1,500 p.a. — Unit 6: £750 p.a.

Location

Bolton is situated on the north-western fringe of the Manchester conurbation, approximately 10 miles (16 km) north of Manchester and 26 miles (42 km) north-east of Liverpool city centre. The town has a population of 139,403, while the wider metropolitan boroughs have a population of 262,400 (Census 2001). The town benefits from excellent road communications, being positioned close to the M60, M61, M62 and M66 motorways, which provide access to the wider national motorway network.

The property is situated on the south side of Infirmay Street, overlooking Nelson Square in the heart of the town centre. The pedestrianised Newport Street is to the west, with Crompton Place Shopping Centre to the north. Occupiers close by include JD Wetherspoon together with a number of bars and nightclubs.

Description

The property is arranged on ground floor only to provide three separate units comprising a restaurant, bar and a vacant unit. The property forms part of a larger building, the remainder of which is not included in the sale.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 129 Bolton**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Summersat Ltd (t/a Ciao Napoli)	Gross Frontage 8.50 m Net Frontage 7.40 m Ground Floor 80.40 sq m	(27' 10") (24' 4") (865 sq ft)	10 years from 01.04.2009 Rent review every 5th year FR & I by way of service charge	£13,000 p.a. Reversion 2019
Units 2-5	Nelson Square Leisure Limited (t/a The Bar)	Gross Frontage 6.70 m Net Frontage 5.55 m Ground Floor 203.60 sq m	(21' 11") (18' 3") (2,192 sq ft)	25 years from 24.03.2003 Rent review every 5th year FR & I by way of service charge	£37,000 p.a. Rent Review 2018
Unit 6	Vacant	Gross Frontage 9.60 m Net Frontage 7.85 m Ground Floor 68.95 sq m	(31' 6") (25' 9") (742 sq ft)		

Total £50,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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