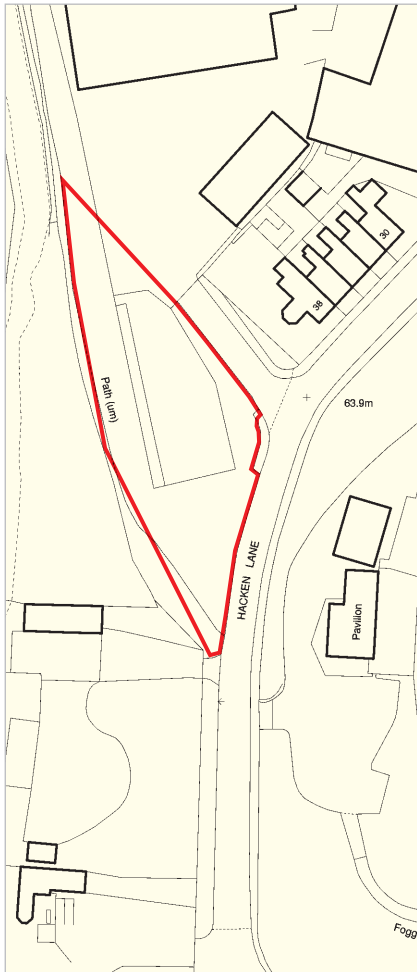


## Bolton Site at Hacken Lane & Belper Street Lancashire BL3 1SD

- **Freehold Ground Lease Investment**
- Comprises a self-contained site of 0.21 hectares (0.53 acres)
- Let on a lease expiring 2112 (no breaks)
- No VAT applicable
- Current Rent Reserved  
**£7,875 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



### Tenure

Freehold.

### 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 approximately one mile south of the town centre, in an established industrial area on land on the west side of Hacken Lane and on the south side of Belper Street.

### Description

The property comprises a self-contained site of 0.21 hectares (0.53 acres).

### Tenancy

The site is at present let by way of lease to DAVID JEBREEL and JILA JEBREEL as Trustees of the David Jebreel (No 1) Settlement and the Jila Jebreel (No 1) Settlement for a term of 97 years from 31st July 2015 at a current rent of £7,875 per annum. The lease provides for rent reviews every seventh year of the term and contains full repairing and insuring covenants.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

Not applicable.

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

**Seller's Solicitor** Deborah Field, PSP Bolton (GR) Ltd. Tel: 0208 346 4517 e-mail: [deborah.field@pspbolton.co.uk](mailto:deborah.field@pspbolton.co.uk)