

Bolton **Smiths News Unit** **Raikes Lane Industrial** **Estate** **Manchester Road** **Lancashire** **BL3 2NH**

- **Long Leasehold Industrial Investment**
 - Located in an established location
 - Let to Smiths News Trading Limited (1)
 - Lease expiring 2026 (No Breaks)
 - Rent Reviews 2016 and 2021
 - Current Rent Reserved
- £60,000 pa**

On the Instructions of the Administrators of Alard Investments Ltd being Sarah Rayment and Shay Bannon of



LLP who act as agents and without personal liability



Tenure

Leasehold. Held from PSP Bolton (GR) LLP for a term of 125 years from 4th August 1993 (thus having 102 years unexpired) at a peppercorn ground rent.

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 off Raikes Lane (B6536) off the east side of St Peter's Way (A666), a main arterial road linking Bolton with the M61 Motorway.

Occupiers close by include Auto Body Repair Centre (adjacent), Dents and Smart Repair Specialists, Hurstwood Court Recycle Centre (opposite), Whites Waste Paper (adjacent) and Torrent Trackside amongst others.

Description

The property comprises a detached industrial warehouse with ancillary offices. Externally, the property incorporates a yard to both sides and car parking to the front.

The property provides the following accommodation and dimensions:

Ground Floor 1,152.50 sq m (12,406 sq ft)

NB: Not inspected by Allsop. Floor areas sourced from www.voa.gov.uk

Tenancy

The entire property is at present let to SMITHS NEWS TRADING LTD (Not in occupation) for a term of 35 years from 20th March 1991 at a current rent of £60,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. Terms are close to being agreed to sublet the entire property on a coterminous lease at the passing rent of £60,000 p.a. (1).

NB. Lease of a substation present. Please refer to legal pack.

Tenant Information

No. of Distribution Centres: 43.

Website Address: www.smithsnews.co.uk

For the year ended 31st August 2014, Smiths News Trading Ltd reported a turnover of £1,522,400,000, a pre-tax profit of £43,300,000, shareholders' funds of £572,600,000 and a net worth of £570,500,000. (Source: riskdisk.com 05.01.2016.)

VAT

VAT is applicable to this lot. Please refer to the Special Conditions of Sale and copy letter from HMRC dated 6th November 2015, which will form part of the legal pack.

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 104 Bolton**.