

Bolton Land at the East of Blackburn Road Lancashire BL1 8HU

- **Freehold Ground Lease Investment**
- Let on nine leases expiring in 2068, 2069 and 2147
- Located in an established industrial area, close to Bolton Gate Retail Park
- No VAT applicable
- Total Current Rents Reserved
£27,700 pa



Tenure

Freehold.

Location

Bolton, with a population of some 277,000 (2011 census), is situated on the north-western fringe of the Manchester conurbation, approximately 11 miles (18 km) north-west of Manchester and some 29 miles (47 km) north-east of Liverpool city centre. 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 located approximately 0.5 miles north of the city centre on the north side of Waterloo Street, in between its junctions with Blackburn Road (A666) and Calvin Street.

Occupiers close by include Bolton Gate Retail Park, Royal Mail, Kwik Fit (on site), Mercedes, KFC, Total Fitness, B&Q, Currys/PC World and many local traders in a predominantly industrial area.

Description

The property comprises the site of an industrial estate.

VAT

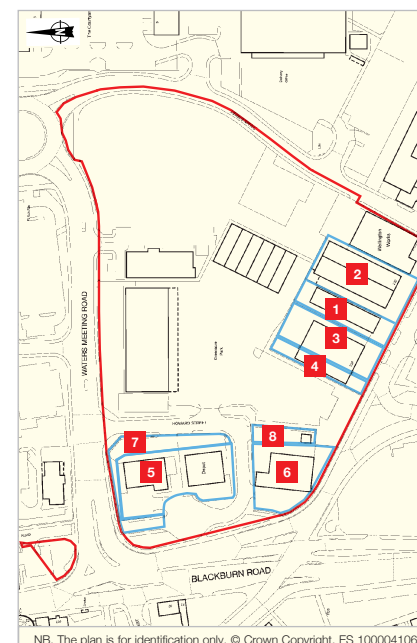
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

We are advised EPCs are not required.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Land at Howard Street (shown as sites 5, 6, 7 and 8)	Skelhurst Ltd	Site	2 leases each for 99 years from 01.12.1969 Rent review every 7 years	£11,750 p.a. (aggregate rent)	Rent Review 2018
Land at Waterloo Street (shown as site 1)	Alan Howard (Stockport) Ltd	Site	99 years from 28.04.1970 Rent review every 25 years	£3,100 p.a.	Rent Review 2020
Land at Waterloo Street (shown as sites 3 and 4)	Alan Howard (Stockport) Ltd	Site	125 years from 17.03.2011 Rent review every 10 years	£7,000 p.a.	Rent Review 2021
Land at Waterloo Street (shown as site 2)	Farooq and Sadiq Munshi (t/a Leather Connection)	Site	99 years from 28.04.1970	£5,850 p.a.	Reversion 2069
Land at Howard Street, Calvin Street, Waters Meeting Road, Waterloo Street	Various	Four sites	Individual leases for 250 and 125 years Buyers are referred to the legal pack	£nil (in total)	

NB. Buyers are to pay £1,000 and 0.5% of the sale price towards the Vendor's costs plus £281.80 for the cost of searches.

Total £27,700 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

Seller's Solicitor Mrs D Field, PSP Bolton (GR) LLP. Tel: 0208 346 4517 e-mail: deborah.field@pspbolton.co.uk

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