

Bolton

6/7 and 13 Market Street

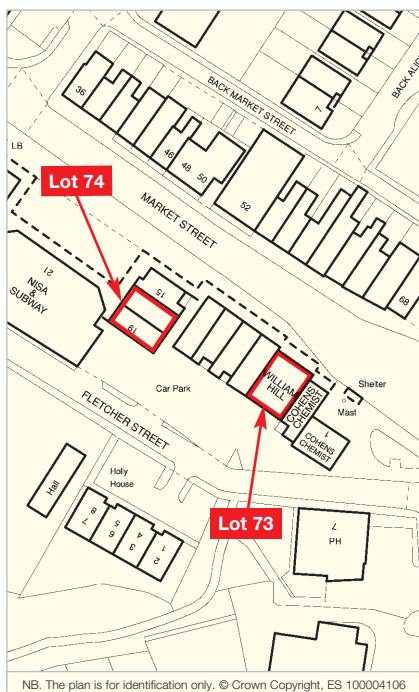
Little Lever

Greater Manchester

BL3 1HH

- **Virtual Freehold Shop Investments**
 - Comprising two ground floor lock-up double shop units
 - To be offered as two lots
 - Lot 73 let to William Hill
 - Lot 74 Rent Review 2018
 - Total Current Gross Rents Reserved
- £24,866 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Virtual Freehold. Each to be held for a term of 999 years from completion at a ground rent of £250 per annum reviewable every 5 years linked to RPI.

Location

Little Lever is located within the metropolitan Borough of Greater Manchester, 2½ miles south-east of Bolton town centre and 4 miles south-west of Bury. The property is situated on the south side of Market Street (A6053), between its junctions with Foundry Street and Mytham Road. Occupiers close by include RBS, Nisa, Subway, Sayers and Betfred, amongst others.

Description

Each property is arranged on ground floor only to provide two ground floor lock-up double shop units.

VAT

VAT is applicable to both lots.

Documents

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

Energy Performance Certificate

Unit 13 EPC Rating 84 Band D (Copy available on website).
Unit 17 EPC Rating 82 Band D (Copy available on website).
Unit 19 EPC Rating 122 Band E (Copy available on website).

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
73	Unit 13 (No 6)	William Hill Organization Ltd	Gross Frontage 9.60 m Built Depth 12.30 m Ground Floor 103.20 sq m (31' 6") (40' 4") (1,111 sq ft)	20 years from 29.03.1999 Rent review every 5th year FR & I by way of service charge	£11,000 p.a.	Reversion 2019
74	Units 6 & 7 (Nos 17 & 19)	Gokden Ltd	Gross Frontage 9.80 m Built Depth 12.10 m Ground Floor 106.85 sq m (32' 2") (39' 8") (1,150 sq ft)	20 years from 05.03.2013 Rent review every 5th year FR & I by way of service charge	£13,866 p.a.	Rent Review 2018

Total Lots 73 & 74 £24,866 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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