

Bolton

Land on the East Side of Milnthorpe Road Lancashire BL2 6PD

- **Freehold Commercial Ground Rent Investment**
- Comprises a site of approximately 0.4 hectares (1 acre)
- Let on two leases expiring in 2065 (some 47 years unexpired)
- No VAT applicable
- Total Current Rents Reserved
£23,700 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 situated on the east side of Milnthorpe Road, some 2 miles east of the town centre.

Occupiers close by include Brightmet Health Care and Library, Morrisons, Home Bargains, Aldi, Barnardo's, Poundworld and Brightmet Retail Park, amongst others.

Description

The site extends to some 0.4 hectares (1 acre) upon which the Brightmet Centre for Autism is situated.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

We are advised an EPC is not required.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Land at Milnthorpe Road	DB Healthcare Real Estate Investments Ltd	Land	99 years from 01.08.1966	£17,700 p.a.	Rent Review 2041
Land at Milnthorpe Road	DB Healthcare Real Estate Investments Ltd	Land	99 years from 01.08.1966	£6,000 p.a.	Rent Review 2041

NB. Buyers are to pay £1,000 and 0.5% of the sale price towards the Vendor's costs, plus £152 for the cost of searches.

Total £23,700 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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