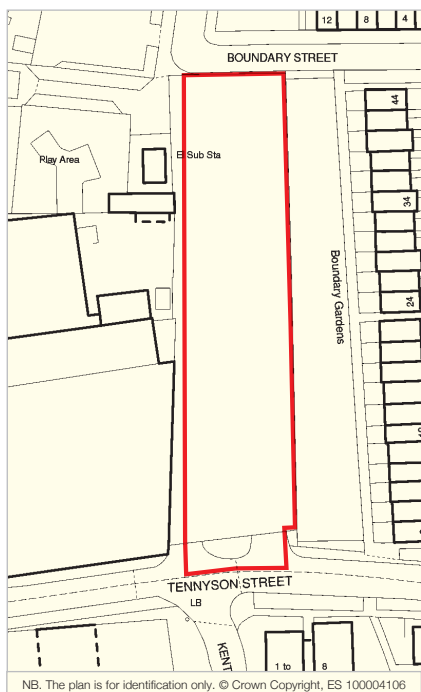


Bolton

Land on the South side of Boundary Street Lancashire BL1 3TZ

- **Freehold Ground Lease Investment**
- Comprises a site of approximately 0.23 hectares (0.57 acres)
- Let on a lease expiring 2126
- No VAT applicable
- Rent Review 2024
- Current Rent Reserved
£8,750 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 approximately 1 mile north of the town centre in an established industrial location, on the south side of Boundary Street and north of Tennyson Street. Occupiers close by include Concept Management, Venpak Ltd, Westside Design Ltd and SKF Electrical, amongst others.

Description

The property comprises a self-contained site of approximately 0.23 hectares (0.57 acres).

Tenancy

The site is at present let to ALBION PROPERTIES (BN) LTD for a term of 99 years from 29th September 1976 at a current rent of £8,750 per annum. The lease provides for rent reviews every sixteenth year of the term.

Buyers Premium

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

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.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

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