

Bolton

Advantage House Eagle Street Lancashire BL2 2BU

- **Freehold Ground Lease Investment**
- **Comprises a site area of approximately 0.05 hectares (0.12 acres)**
- **Let on a lease expiring 2075**
- **No VAT applicable**

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.

Current Rent Reserved
£1,500 pa

The property is situated some 0.6 miles east of the town centre, on a corner plot on the west side of Eagle Street at its junction with Plevna Street.

Occupiers close by include Bolton Audi and Inchcape Volkswagen Bolton, amongst others.

Description

The property comprises a self-contained site of approximately 0.05 hectares (0.12 acres).

Tenancy

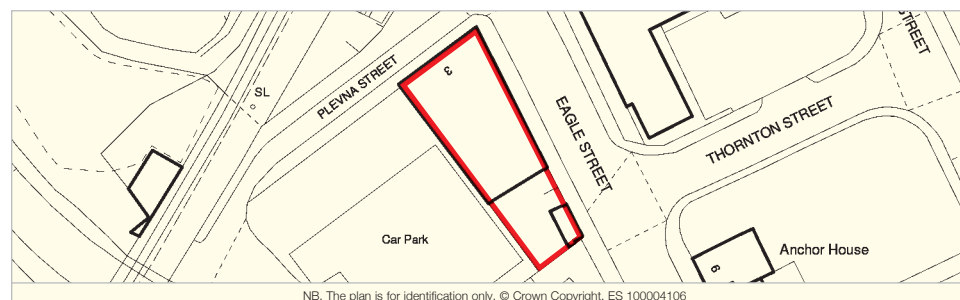
The site is at present let to SAJID HASSAN AND HAROON BHATTI for a term of 99 years from 1st January 1976 at a current rent of £1,500 per annum. The lease provides for rent reviews every 25th year of the term.

Seller's Solicitor

Mrs D Field, PSP Bolton (GR) LLP.

Tel: 0208 346 4517.

E-mail: deborah.field@pspbolton.co.uk



Buyers Premium

Buyers are to pay £1,000 and 1% 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.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

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LOT

Bolton

Land at Duke Street North Lancashire BL1 2NP

- **Freehold Ground Lease Investment**
- **Comprises a site of approximately 0.05 hectares (0.11 acres)**
- **Let on a lease expiring 2119**
- **No VAT applicable**
- **Rent Review 2019**

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

Current Rent Reserved
£3,500 pa

wider national motorway network.

The property is situated approximately one mile north of the town centre in a residential area.

Description

The property comprises a self-contained site of approximately 0.05 hectares (0.11 acres), which runs along Duke Street North between Brocksby Chase and Prince Street.

Tenancy

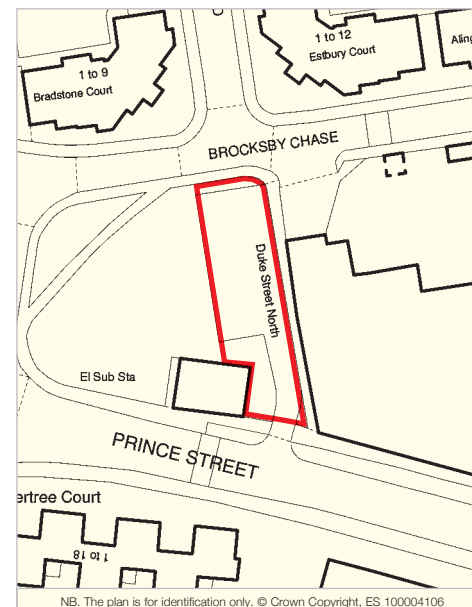
The site is at present let to BIM UNITED KINGDOM LTD for a term of 125 years from 21st October 1994 at a current rent of £3,500 per annum. The lease provides for rent reviews every fifth year of the term.

Seller's Solicitor

Mrs D Field, PSP Bolton (GR) LLP.

Tel: 0208 346 4517.

E-mail: deborah.field@pspbolton.co.uk



Buyers Premium

Buyers are to pay £1,000 and 1% 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.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

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