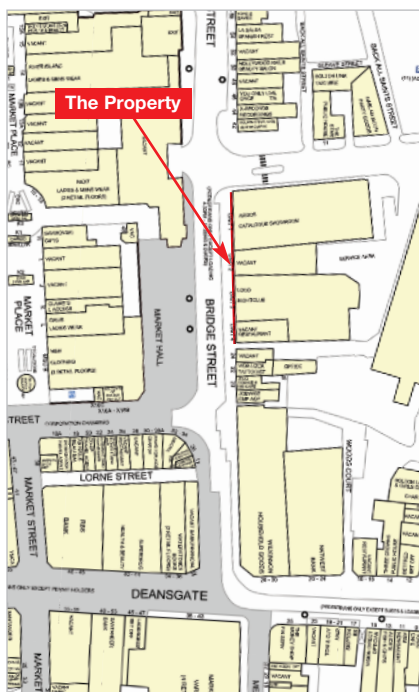


Bolton

26-38 Bridge Street Lancashire BL1 2EH

- **Long Leasehold Ground Rent Investment**
- Secured on a modern parade of shops, nightclub, restaurant and tea room
- Occupational tenants include Argos
- Fixed and geared increases at reviews
- Total Current Gross Rents Reserved
£50,650 pa
Rising to £55,180 in 2017



Tenure

Long Leasehold. Held for a term of 109 years and one month from 20th September 2012 (thus having some 106 years unexpired) at a current ground rent of £36,818 per annum until September 2017 when the rent increases to £40,950 per annum until September 2022. The rent is then geared to 11% of the open market rental value reviewable every 5 years for the remainder of the term (upward only).

Location

Bolton, with a population of 140,000, is an important commercial and industrial centre. Bolton is located 10 miles north-west of Manchester city and 5 miles due west of Bury. The town benefits from good communications with the M57 approximately 3 miles to the west (Junctions 5 and 6) and the A666 linking to Junction 3 to the south. The property is situated within a modern building on the east side of Bridge Street immediately opposite Market Place Shopping Centre. Retailers in close proximity include Wilkinsons, Next, Waterstones, Superdrug, NatWest and Marks & Spencer.

Description

The property comprises a modern terrace of five units providing a large unit occupied by Argos, a shop unit which is presently unoccupied, a nightclub, a Chinese restaurant and a unit occupied as a tea room.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Range from EPC Rating 78-121 Bands D-E (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Bolton Real Estate Limited	Large Shop Unit occupied by Argos (Occupational Rent £212,500 per annum)	Term of years expiring September 2121 Effectively FR & I by way of service charge	£25,850 p.a.	Rent rises to £28,540 p.a. in September 2017. Rent review 2022 and 5 yearly geared to 12.99% of OMRV
Unit 2	Amjad Raja	Shop Unit	Term of years expiring September 2121 Effectively FR & I by way of service charge	£2,700 p.a.	Rent rises to £2,980 p.a. in September 2017. Rent review 2022 and 5 yearly geared to 12.99% of OMRV
Unit 3	Anthony Cheung	Nightclub Unit	Term of years expiring September 2121 Effectively FR & I by way of service charge	£15,000 p.a.	Rent rises to £16,560 p.a. in September 2017. Rent review 2022 and 5 yearly geared to 12.99% of OMRV
Unit 4	Shelly Dugala	Shop Unit (Occupied by Tea Shop) (Occupational Rent £14,500 per annum)	Term of years expiring September 2121 Effectively FR & I by way of service charge	£1,300 p.a.	Rent Review 2018 to 12.99% of OMRV
Unit 4A	Barbar International Limited	Restaurant on Part Ground and First Floors (Occupied by Chinese Buffet) (Occupational Rent £50,000 per annum)	Term of years expiring September 2121 Effectively FR & I by way of service charge	£5,800 p.a.	Rent Review 2018 to 12.99% of OMRV

NB. We understand there are some arrears of rent and these are detailed in the Special Conditions of Sale. These may provide asset management opportunities.

Total £50,650 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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