

**Bolton**  
**172-176 Chorley New Road**  
**Horwich**  
**Lancashire**  
**BL6 5QW**

- **Virtual Freehold Commercial Investment**
  - Comprising two shop units, a children's play facility and a pub
  - Busy main road position, close to Aldi and Iceland
  - Rent Review 2019
  - Reversions from 2020
  - Total Current Rents Reserved
- £44,600 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
 Leasehold. Majority held on a lease for a term of 900 years from 20th June 1888 (thus having some 770 years unexpired) at a nominal ground rent. A small portion of the site is held on a separate lease for a term of 970 years from 1st May 1888 (thus having some 840 years unexpired) at a nominal ground rent.

**Location**  
 Horwich is located midway between Bolton and Chorley, about 20 miles north-west of Manchester. Chorley New Road (A673) provides the main thoroughfare for the town, and links to the A6207 to the south and thence to the M61 (Junction 6) which is about 1.5 miles to the south-west. The town also enjoys regular rail services at Lostock and Blackrod stations. The property is situated immediately to the north of a modern Aldi supermarket and a branch of Iceland, at the junction with Mason Street. Occupiers close by are mainly local traders.

**Description**  
 The property is arranged on ground and one upper floor to provide two lock-up shop units, one trading as a microbrewery/ale house, and a larger unit (formerly cinema premises) trading as a children's activity centre. The activity centre benefits from access at the rear off a shared lane.

**VAT**  
 VAT is not applicable to this lot.

**Documents**  
 The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**  
 For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
172	C Worthington (to be t/a Worthington Windows)	Gross Frontage (inc ent) Shop Depth	4.30 m 4.38 m	(14' 2") (14' 4")	3 years from 12.12.2017 Without Review FR & I
172B (First Floor)	Corinna Heathcote (t/a Rivington Home Care)	Ground Floor Entrance First Floor	56.21 sq m	(605 sq ft)	3 years from 01.10.2017 Without Review FR & I
174	Tiger Tumbles Playhouse Ltd (Guarantor Sharon Beard)	Ground Floor (1)	378.5 sq m	(4,074 sq ft)	5 years from 26.09.2016 Rent review every 3rd year IR & I by reference to a schedule of condition
176	Michael Ross (t/a JR's Ale House)	Gross Frontage Built Depth First Floor	8.29 m 4.27 m 32.10 sq m	(27' 2") (14' 1") (345 sq ft)	3 years from 01.06.2017 Without Review FR & I
(1) Area from VOA				Total £44,600 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** Ms J Kerrigan, Roebucks Solicitors. Tel: 01772 427742 e-mail: [jacqui.kerrigan@roebucksllaw.co.uk](mailto:jacqui.kerrigan@roebucksllaw.co.uk)