

# Bolton

## St Andrews Court

### Lancashire

#### BL1 1LD

- **Freehold Retail and Office Investment and Four Ground Rents**
- **Comprising fifteen shop units (ten of which are vacant), three suites of vacant offices a vacant basement bar and vacant basement store**
- **Town centre position adjacent to the Crompton Place Shopping Centre and close to Victoria Square**
- **Reversions from 2011**
- **Total Current Rents Reserved**  
**£45,533.70 pa**  
**Plus Vacant Possession of Eleven Shop Units and Three Suites of Offices**

**By order of Trustees**

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Freehold (the entire site).  
9 St Andrews Court is also held on a 125 year sub-lease from 19th April 1985. (4)

### 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 in the heart of the town centre adjacent to the Crompton Place Shopping Centre and is bounded by Mawdsley Street, Exchange Street, Bowlers Row and Nelson Square. Occupiers close by include Primark, Evans, Beaverbrooks, HMV, Specsavers, Thomas Cook, Goldsmiths and Bhs.



### Description

The property is arranged on basement, ground and two upper floors to provide fifteen shop units, three suites of offices, a basement bar and a basement store plus four ground rents.

### VAT

VAT is applicable to this lot.

### Documents

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

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 36 Bolton**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Units 1 & 2 Bowlers Road	Vacant	Ground Floor (1) 50.80 sq m (547 sq ft)			
Units 3, 4 & 5 Bowlers Road	Vacant	Ground Floor 61.55 sq m (662 sq ft) First Floor 32.20 sq m (346 sq ft) Total 93.75 sq m (1,008 sq ft)			
Unit 6, Bowlers Road	Vacant	First Floor Offices 27.60 sq m (297 sq ft)			
Unit 7, Bowlers Road	Vacant	Basement Store 14.90 sq m (161 sq ft)			
Unit 8, Bowlers Road	Vacant	Ground Floor (1) 95.20 sq m (1,025 sq ft)			
Unit 9, Court Chambers	Bolton Active Disability Group for Everyone	Ground Floor 44.10 sq m (474 sq ft)	3 years from 28.03.2011 (2)	£5,952.70 p.a. (3)	Reversion 2014
Units 10 & 11, Court Chambers	Vacant	Ground Floor 35.05 sq m (377 sq ft) First Floor 28.10 sq m (303 sq ft) Total 63.15 sq m (680 sq ft)			
Unit 12, Court Chambers	Vacant	Ground Floor 46.40 sq m (500 sq ft)			
Unit 13, Court Chambers	S Calland (t/a Mea Ladieswear)	Ground Floor 31.25 sq m (336 sq ft)	3 years from 26.12.2009	£4,581 p.a. (3)	Reversion 2012
Unit 14, Court Chambers	Vacant	Ground Floor 23.15 sq m (249 sq ft)			
Unit 15, Court Chambers	M J Cooney (t/a Beverley Hills Nails)	Ground Floor 28.95 sq m (311 sq ft)	5 years from 10.04.2007	£3,500 p.a.	Reversion 2012
Unit 15A, Court Chambers	Vacant	Ground Floor 17.85 sq m (192 sq ft)			
Units 16/17, Court Chambers	S Smethurst (t/a Stitches of Bolton)	Ground Floor 37.10 sq m (399 sq ft)	3 years from 22.04.2010	£6,000 p.a. Rising to £6,500 on 22.04.12	Reversion 2013
Unit 18, Court Chambers	Vacant	Basement Bar 256.38 sq m (2,760 sq ft)			
First Floor, Court Chambers	Vacant	First Floor Offices 193.85 sq m (2,087 sq ft)			
Second Floor, Court Chambers	Vacant	Second Floor Offices 180.85 sq m (1,947 sq ft)			
Unit 1, The Galleria	Hays Travel Ltd	Ground Floor 82.00 sq m (883 sq ft) First Floor 156.40 sq m (1,683 sq ft) Second Floor 117.05 sq m (1,260 sq ft) Total 355.45 sq m (3,826 sq ft)	Term of years from 29.09.1993 to 11.08.2011	£25,500 p.a.	Reversion August 2011
Unit 2, The Galleria	Vacant	Ground Floor 57.00 sq m (614 sq ft)			
Unit 3, The Galleria	Vacant	Ground Floor 40.75 sq m (438 sq ft)			
St Andrew's House	Vacant	Ground Floor 200.15 sq m (2,155 sq ft) First Floor 196.90 sq m (2,119 sq ft) Total 397.05 sq m (4,274 sq ft)			
17 Mawdsley Street (Shaded Blue)	Four Individuals	Ground, First & Second Floor Offices	999 years from 31.03.1787	Peppercorn	Reversion 2786
13 Mawdsley Street (Hatched Blue)	Individual	Ground, First & Second Floor Offices	970 years from 02.06.1806	Peppercorn	Reversion 2776
3 Mawdsley Street (Hatched Green) (4)	Two Individuals	Ground & First Floor Offices	970 years from 02.06.1806	Peppercorn	Reversion 2776
Part of Adopted Highway (Shaded Green)	Unknown	Land	5000 years from 29.07.1807		

- (1) Areas provided by the Vendor – Not inspected by Allsop.  
(2) The lease contains a mutual rolling option to break from 28th March 2012 on 4 weeks' notice.  
(3) Rent inclusive of service charge and insurance rent.  
(4) The Vendors have a sub-lease of part known as 9 St Andrews Court for a term of 125 years from 19th April 1985.

**Total £45,533.70 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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