



SITUATION

Occupying a prominent trading position close to Nelson Square, within the main estate agent and wine bar/restaurant pitch in the town, near to Crompton Place Shopping Centre and amongst a host of multiples including **Reed Rain**, **Wetherspoons** and **Northern Rock**.

Bolton is a major retail and commercial centre enjoying easy access via the M61 & M62 motorways, some 10 miles north of Manchester city centre.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 25'7" Internal Width 20'3" Built Depth 54'6" WC Basement Area Approx 400 sq ft	Municipal Estates Ltd (sublet to Oystons – Estate Agents having 6 branches)	15 years from 4th July 1997	£27,000	FRI (subject to a schedule of conditions relating to the basement)
First, Second & Third Floor Offices	First Floor Office Area Approx 710 sq ft Second Floor Office Area Approx 500 sq ft Third Floor Office Area Approx 385 sq ft Total Area Approx 1,595 sq ft	E Titley & R Carter t/a Winder Taylor Fallows Solicitors (having 3 branches)	24 years from 27th March 1990	£16,000	FRI Rent Review 2011 (Outstanding) Note 1: The Tenants also use the adjoining offices at No 78 which intercommunicates internally, but this is not included with the property
TOTAL				£43,000	

Note 2: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sale costs.

£43,000 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **MATTHEW BERGER**

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** and **Basement** with separate front access to **Self-Contained Offices** at First, Second and Third Floors.

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 5,000 years from 23rd November 1889 at a fixed rent of £60 per annum.

VENDOR'S SOLICITORS

Hamblins LLP - Tel: 020 7355 6000

Ref: Ms Yvonne Raymond - Email: yraymond@hamblins.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts