

Dungeon Inn, Tottington



Balmoral Hotel, Bolton



22-30 Higher Market Street, Farnworth



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**PROPERTY**

A portfolio of Freehold Commercial Ground Rents all let on 999 year leases, comprising of **10 Shops with Upper Parts, 1 Garage with Premises, 2 Public Houses** and **2 terraced houses**.

VAT is NOT applicable to this Lot

**FREEHOLD (Including 1 Chief Rent)**

**TENANCIES & ACCOMMODATION**

Property	Town	Lease Expiration	Years Unexpired	Annual Rent	Remarks
Balmoral Hotel, 94 Bradshawgate, Bolton, BL1 1QQ	Bolton	11/11/2873	857	£161.25	1 Commercial Public House
22-30 Higher Market Street, Farnworth, Bolton, BL4 9AJ	Bolton	30/06/2870	854	£23.75	5 Shops with Uppers
258 Chorley Old Road, Bolton, BL1 4JL	Bolton	31/10/2892	876	£7.35	1 Shop with Upper - Chief Rent
Herrington Burn Garage, Houghton Le Spring, Durham DH4 4JW	Durham	19/02/2830	814	£2	1 Garage with Premises
The Dungeon Inn, Turton Road, Tottington, Bury BL8 4AW	Tottington	28/09/2870	854	£6	1 Commercial Public House incl. 2 adjoining terraced houses
168-172 & 170b High Street West, Wallsend, NE28 8HZ	Wallsend	10/09/2881	865	£9	4 Shops with Uppers
<b>TOTAL</b>				<b>£209.35</b>	

**£209.35 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**

Ms Alison Sandler - Tel: 020 8906 4411  
Lawrence House, Goodwyn Avenue, London NW7 3RH

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 £750 (including VAT) upon exchange of contracts