

6 WEEK COMPLETION



**SITUATION**

At the junction with Bridgeman Street, in this commercial area, close to a **Sainsbury's**, a branch of **Machine Mart**, Bolton Mainline Rail Station and the city centre. Bolton is a major retail and commercial centre enjoying easy access via the M61 and M62 motorways, some 10 miles north of Manchester.

**PROPERTY & ACCOMMODATION**

A corner building comprising a **2 storey Garage/Workshop** with parking at roof level.

**Area Approx. 9,867 sq ft<sup>1</sup>**

<sup>1</sup> Not inspected by Barnett Ross. Area taken from VOA.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a lease to **M. Shamim (t/a Central Motors)** for a term of 125 years from 1st September 1962 (**thus having approx. 69 years unexpired**) at a current rent of **£3,500 per annum** exclusive.

**Rent Reviews 2037 and 2062.**



**£3,500 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

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

**VENDOR'S SOLICITORS**

Ms Deborah Field – Tel: 020 3675 0057  
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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 £1,000 (including VAT) upon exchange of contracts