

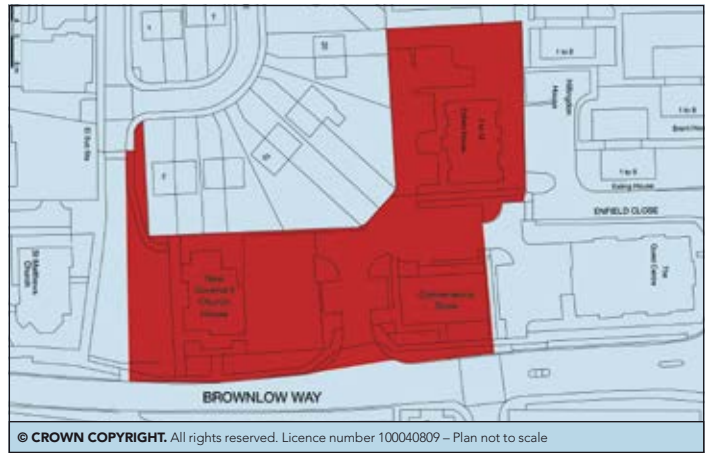
New Covenant Church House



Enfield House



Convenience Store



SITUATION

Close to the junction with Tennyson Street, in this mixed commercial and residential area, located approximately 1 mile north-east of 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

Comprising **3 Detached Buildings with associated parking and land.**

TENANCIES & ACCOMMODATION

Property & Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
New Covenant Church House (formerly the Learners Arms Public House), Brownlow Way, Bolton BL1 3UB 2 Storey Detached Church with a parking area Internal Area Approx. 3,540 sq ft ¹	O.A. Adewumi, D.E. Adeshina, A.O. Popoola & S.O. Aikomo	99 years from 25th March 2009 (thus having approx. 90 years unexpired)	£2,750	Rent Reviews 2019 and 5 yearly.
Enfield House, Brownlow Way, Bolton BL1 3UX 3 Storey Detached Building comprising 12 Apartments with associated parking spaces	Enabling Homes Ltd.	From 6th October 2004 until 11th April 2249	Peppercorn	
Former Alldays Store, Brownlow Way, Bolton BL1 3UB Single Storey Detached McColl's Convenience Store with use of communal parking	R.A. Gill & B.A. Gill	250 years from 12th April 1999	Peppercorn	
TOTAL			£2,750	

¹ Area taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: Some of the roadways are not demised to any of the Lessees.

Note 2: 6 Week Completion.

£2,750 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

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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