



SITUATION

Close to the junction with Thynne Street, in this commercial area, opposite **Sainsbury's** and a **Johnstone's Decorating Centre** and nearby **Brandon Tool Hire**, **Graham Plumber's Merchant**, 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

Comprising a **Semi-detached Trade Counter** and a **Detached Garage/Accident Repair Centre** with associated parking and Land.

VAT is NOT applicable to this Lot

FREEHOLD



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TENANCIES & ACCOMMODATION

Property & Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Land on the north-east side of Coe Street, Bolton BL3 6BU Semi-Detached Trade Counter t/a Express Electrical Distributors Ltd Internal Area Approx. 8,335 sq ft ¹	R. Jackson, P. Jackson, S. Jackson & MJF SSAS Trustees Limited as Trustees of the EED Pension Scheme	99 years from 18th July 1967 (thus having approx. 47½ years unexpired)	£3,250	Rent Review 2042
Warwick House, Bridgeman Street, Bolton BL3 6BS Detached Garage/Accident Repair Centre with associated parking and land Internal Area Approx. 21,090 sq ft ²	H. Samson (Bolton) Limited	125 years from 28th June 2005	Peppercorn	

L-Shaped Land comprising pavement and road

Total Street Frontage Approx. 960 ft

VACANT
(subject to rights thereover)

**Total £3,250
plus Vacant Land**

¹ Area taken from VOA.

² Not inspected by Barnett Ross. Area taken from VOA

£3,250 per annum
plus Vacant Land

The Surveyors dealing with this property are
John Barnett and Elliott Greene

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

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