

SITUATION

Located in this industrial area just over $\frac{1}{2}$ mile east from Bolton city centre

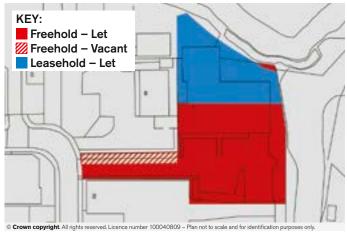
Bolton is a major retail and commercial centre enjoying easy access via the M61 and M62 motorways, some 10 miles north of Manchester.

PROPERTY

2 single storey warehouse buildings on a mainly rectangular site of approx. 30,056 sq ft (0.69 acres). In addition, there is a Rectangular Plot of land used for Storage.

VAT is NOT applicable to this Lot

Part FREEHOLD and part LEASEHOLD for a term of 999 years from 20th June 1872 at a peppercorn.



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 51	Ground Floor Area Approx. 10,182 sq ft	Albion Etrusion Ltd (Furniture Manufacturer)	99 years from 1st December 1978	£11,400	FRI Rent Reviews 2020 and 7 yearly.
Adjoining Land		Albion Etrusion Ltd (Furniture Manufacturer)	99 years from 1st January 1979	£1,415	FRI Rent Reviews 2021 and 7 yearly.
Notes Albien Etwinion poid 2020 000 for the lease of Unit E4 in 2000				Total: £12,815	

Note: Albion Etrusion paid £230,000 for the lease of Unit 51 in 2008.

Vendor's Solicitors

Macrory Ward

Tel: 020 8440 3258 Ref: Martina Ward Email: martina@macroryward.co.uk

£12,815 per annum