

Lot 5

Unit 47 Tonge Bridge Industrial Estate,
Tonge Bridge Way, Bolton,
Lancashire BL2 6BD

***Guide: £150,000+**
Ground Rent Investment
6 week completion



SITUATION

Located in this industrial area just over ½ 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

An L shaped site on which there has been erected **2 Single Storey Industrial/Warehouse Buildings on a site of approx 17,248 sq ft (0.4 acres).**

ACCOMMODATION

Ground Floor

Front Unit Area	Approx.	3,741 sq ft
Rear Unit Area	Approx.	8,759 sq ft

Total Area	Approx.	12,500 sq ft
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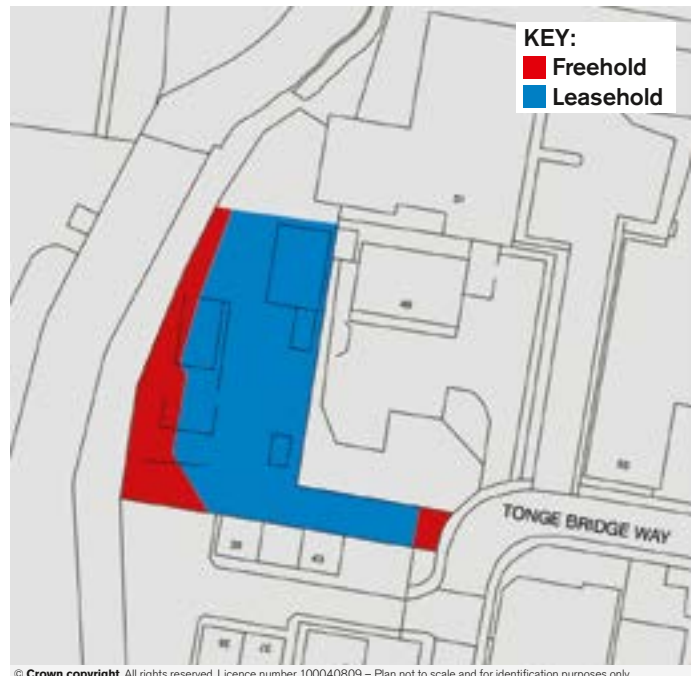
VAT is NOT applicable to this Lot

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

TENANCY

The entire property is let on a full repairing and insuring lease to **GMP Baird Ltd as a Battery Collection Service** for a term of 90 years from 23rd January 1995 at a current rent of **£7,125 per annum** exclusive.

Rent Reviews 2024 and 5 yearly.



£7,125 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**