



SITUATION

Occupying a prominent trading position in the town centre, opposite **Market Place Shopping Centre (see Note 1)** being close to **Argos, Wilkinson** and **Marks & Spencer** and lying only a few hundred yards from the Town's principal pedestrianised retail thoroughfare of Deansgate. Bolton is a major retail and commercial centre enjoying easy access via the M61 & M62 motorways, some 10 miles north of Manchester city centre.

PROPERTY

Forming part of a substantial building comprising a **Ground Floor Shop.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	28'5"
Internal Width	23'5"
Built Depth	70'9"
WC	

TENURE

Leasehold for a term from 5th March 2013 to 19th September 2121 (thus having approx. 106½ years unexpired) at a current ground rent of £1,300 p.a. subject to Rent Reviews in 2022 and 5 yearly thereafter to the greater of the current ground rent or 12.99% of the open market rent.

Net Income
£7,375 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

VAT is payable in respect of this Lot (TOGC available)

TENANCY

The property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Ms Christine Lister trading as Elite Dress Agency (see Note 2)** for a term of 3 years from 28th March 2014 at a current rent of **£8,675 per annum** exclusive.

Note 1: Market Place Shopping Centre houses a variety of national traders including **Boots, Costa, Debenhams, H & M, H Samuel, J D Sports** and many more. The shopping centre was acquired in 2013 by **The Moorgarth Group** who plan to invest £15m into revitalising it with a 9 Screen Cinema and Restaurants. Further information at: www.boltonmarketplace.com.

Note 2: Elite Dress Agency sells pre-owned designer women's clothing and accessories, having branches in Manchester and Altrincham. Further information at: www.elitedressagency.co.uk They received a grant in 2014 from Bolton Council which supports businesses opening up in the Town Centre.

Note 3: There is a £2,000 Rent Deposit held.

VENDOR'S SOLICITORS
SLC Solicitors - Tel: 08451 700 700
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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 £500 (including VAT) upon exchange of contracts