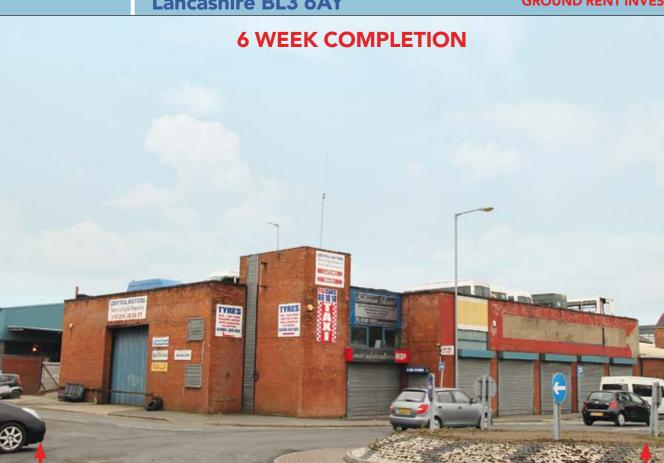


Land on the east side of Thynne Street,*Reserve belowBolton,£70,000Lancashire BL3 6AYGROUND RENT INVESTMENT



SITUATION

At the junction with Bridgeman Street, in this commercial area, close to a **Sainsbury's**, a branch of **Machine Mart**, 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 & ACCOMMODATION

A corner building comprising a **2 storey Garage/Workshop** with parking at roof level.

Area Approx. 9,867 sq ft¹

¹ Not inspected by Barnett Ross. Area taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

48

£3,500 per annum

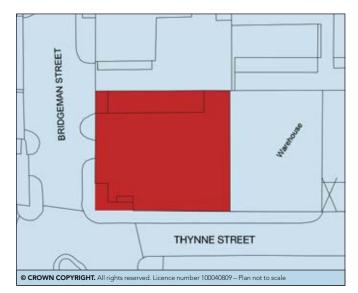
The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

TENANCY

The entire property is let on a lease to **M. Shamim (t/a Central Motors)** for a term of 125 years from 1st September 1962 (thus having approx. 69 years unexpired) at a current rent of £3,500 per annum exclusive.

Rent Reviews 2037 and 2062.



VENDOR'S SOLICITORS Ms Deborah Field – Tel: 020 3675 0057 Email: deborah.field@pspbolton.co.uk

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