



Photography from Google Earth taken Aug. 2018



SITUATION

Located at the junction with Bury Road in this industrial area just over 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.

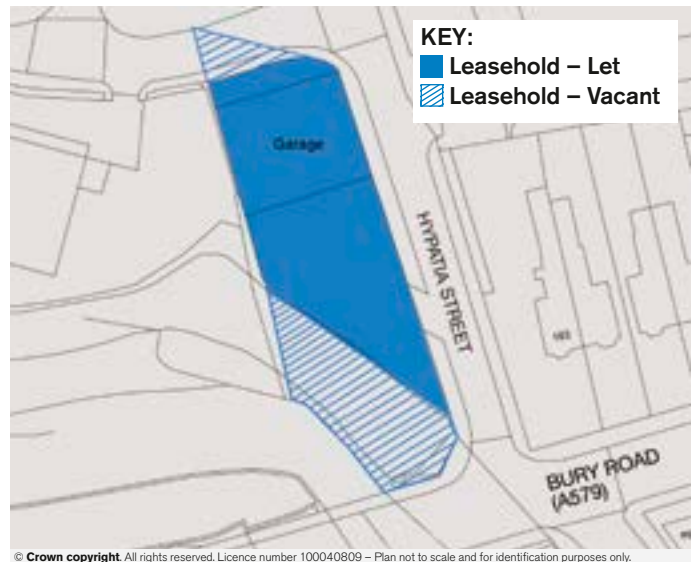
PROPERTY

A Single Storey Car Dealership with Forecourt on a site of approx. 17,570 sq ft (0.403 acres).

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 980 years from 12th September 1874 at a peppercorn.



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Car Dealership & Forecourt	Ground Floor Unit Area Approx. 4,368 sq ft ¹ plus Forecourt	2 Individuals	125 years from 1st January 2000	Peppercorn	FRI See area shaded blue on plan.
Adjoining Land		VACANT			See area hatched blue on plan.

Note: There may be potential to erect Advertising Hoardings on the land that directly fronts along Bury Road (A579), subject to obtaining the necessary consents.

¹ Not inspected. Area from VOA.

Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
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Ground Rent Investment

The Surveyors dealing with this property are
John Barnett and Joshua Platt

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 £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**