



Part of Area let to M. I. (UK) Ltd

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SITUATION

Located 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.

VAT is NOT applicable to this Lot

PROPERTY

- An **Elongated Plot Of Land** on which there is a large warehouse unit occupied by sub lessees including Suzuki (shaded red and blue on plan).
- A small rectangular plot comprising a **Gated Sub-Station** (shaded green on plan).
- **Part of River and adjoining Land** (hatched red and blue on plan).

Part FREEHOLD and part LEASEHOLD for a term of 999 years from 12th September 1874 at a peppercorn.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Land on the South Side	Area Approx. 57,063 sq ft	M.I. (UK) Ltd	250 years from 25th September 1985	Peppercorn	FRI See area shaded red and blue on plan.
Substation	Area Approx. 435 sq ft	Electricity North West Ltd	60 years from 1st August 1978	Peppercorn	FRI See area shaded green on plan.
River and adjoining Land		NOT DEMISED			See area hatched red and blue on plan.

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