

Part Freehold and part Leasehold for sale by public auction
Thursday 16th May 2019 at 12pm (unless sold prior)
For enquiries, please call **020 8492 9449**

Auction Venue:
The Langham
1c Portland Place, Regent Street, London W1B 1JA

**Barnett
Ross**

Auctioneers

Lot 8A

**Unit 49 Tonge Bridge Industrial Estate,
Tonge Bridge Way, Bolton, Lancashire BL2 6BD**

***Reserve below £225,000**
Ground Rent Investment
6 week completion



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.

PROPERTY

A 2 Storey Office Building on a rectangular site of approx. 18,730 sq ft. (0.43 acres).

ACCOMMODATION

Ground Floor Area Approx. 2,198 sq ft

First Floor Area Approx. 2,105 sq ft

Total Area Approx. 4,303 sq ft

VAT is NOT applicable to this Lot

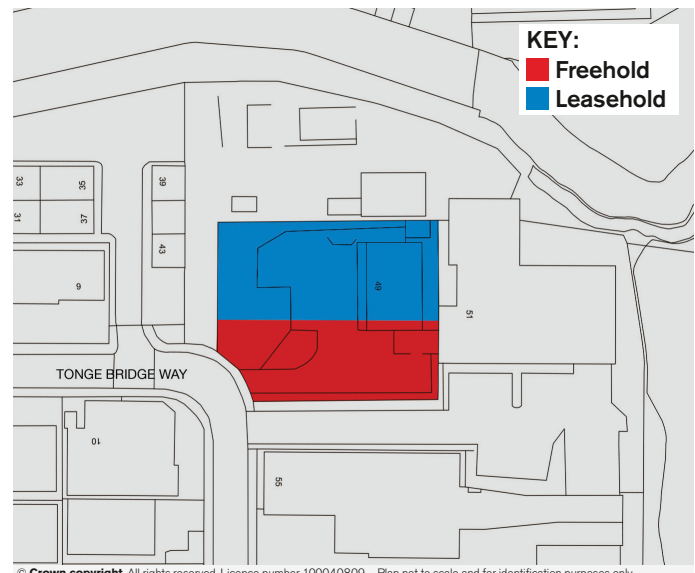
Part FREEHOLD and part LEASEHOLD for a term of 999 years from 20th June 1872 at a peppercorn.

TENANCY

The entire property is let on a full repairing and insuring lease to **Manpower Projects Limited** for a term of 90 years from 17th April 2000 at a current rent of **£9,750 per annum** exclusive.

Rent Reviews 2022 and 5 yearly.

Note: Manpower Projects Limited paid £150,000 for their lease in 2015.



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£9,750 per annum

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

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 £850 (including VAT) upon exchange of contracts
General Conditions and Memorandum as per Barnett Ross Catalogue 16th May 2019
***Refer to points 9 and 10 in the 'Notice to all Bidders' page in Main Catalogue**