



### SITUATION

Located in this industrial area just over ½ 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

**2 single storey warehouse buildings on a mainly rectangular site of approx. 30,056 sq ft (0.69 acres).** In addition, there is a Rectangular Plot of land used for Storage.

**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.**



### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 51	Ground Floor Area Approx. 10,182 sq ft	Albion Etrusion Ltd (Furniture Manufacturer)	99 years from 1st December 1978	£11,400	FRI Rent Reviews 2020 and 7 yearly.
Adjoining Land		Albion Etrusion Ltd (Furniture Manufacturer)	99 years from 1st January 1979	£1,415	FRI Rent Reviews 2021 and 7 yearly.
				<b>Total: £12,815</b>	

**Note: Albion Etrusion paid £230,000 for the lease of Unit 51 in 2008.**

**£12,815** 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

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