



SITUATION

Occupying a prominent trading position in this part pedestrianised section of the town centre, nearby the **Market Place Shopping Centre** and amongst such multiples as **Boots, Caffè Nero, Co-op Bank, Debenhams, Next, Halifax** as well as a host of local traders. Bolton is a major retail and commercial centre enjoying easy access via the M61 & M62 motorways, some 10 miles north-west of Manchester city centre.

PROPERTY

Forming part of a retail parade comprising a single storey **Ground Floor Shop with A3 & A5 Use.**

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 4,900 years from 5th December 1893 at a fixed ground rent of £15 p.a.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'9"
Internal Width	14'1"
Shop & Built Depth	20'7"
WC	

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr & Mrs El-Nawairi as a Take-Away (visit: www.nedsbolton.co.uk)** for a term of 6 years from 21st March 2017 at a current rent of **£7,280 per annum** exclusive.

£7,280 per annum

The Surveyors dealing with this property are
Jonathan Ross and Joshua Platt

Vendor's Solicitors

Slater Heelis LLP
Tel: 0161 672 1434 Ref: Mike Fox
Email: m.fox@slaterheelis.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