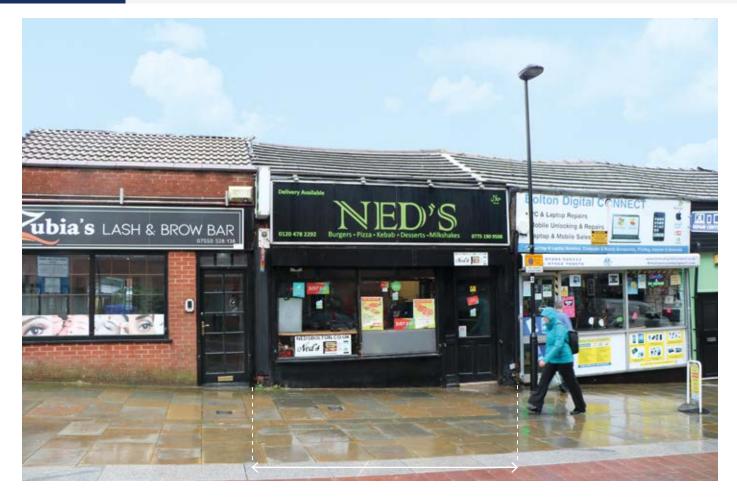
Lot 40 32 Bath Street, Bolton, Lancashire BL1 2DJ



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 \pounds 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.



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