



SITUATION

In the town centre, occupying a prominent trading position close to the junction with the pedestrianised Newport Street and diagonally opposite Bolton Interchange (Bolton's main Bus Station) where a new 'skylink' bridge connects the Interchange to Bolton's main Railway Station. Nearby multiples include **Home Bargains, Subway, Barnardo's, Ladbrokes** and **Admiral**.

Bolton is a major retail and commercial centre enjoying easy access via the M61 and M62 motorways, some 10 miles north-west of Manchester City Centre.

PROPERTY

Forming part of a retail parade comprising:

- **A Ground Floor Shop** with a **Mezzanine Floor, Ancillary Accommodation** on the first floor and a **Basement**.
- **A Ground Floor Shop** with **Ancillary Accommodation** on the first floor and a **Basement**.
- **A Ground Floor Shop** with a **Basement**.
- Separate side access to a **Dance School** planned on part first and second floors.

VAT is applicable to this Lot

TENURE

2 Leaseholds each for a term of 99 years from 1st November 1963 (thus having approx. 41 years unexpired) at a total fixed ground rent of £550 p.a.



2nd Floor Dance Studio

£46,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Watermans
Tel: 020 8888 2820 Ref: Paul Browne
Email: pgb_watermans@btconnect.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 34	Ground Floor Shop Internal Width 12'11" Shop Depth 36'1" Built Depth 47'10" WC Mezzanine Floor Area Approx. 147 sq ft First Floor Ancillary Area Approx. 385 sq ft Basement Area Approx. 191 sq ft	Crystal Nails (Nail Bar)	10 years from 28th August 2020 (excl. s.24-28 of L & T Act 1954)	£13,000	IRI. Rent Review (subject to RPI) and Tenant's Break 2025.
No. 36	Ground Floor Shop Internal Width 13'0" Shop Depth 36'9" Built Depth 48'0" First Floor Ancillary Area Approx. 347 sq ft WC Basement – Not inspected.	Shelter (Having approx. 100 branches)	5 years from 21st December 2018	£12,000	Effectively FRI (subject to £1,000 p.a. cap). Rolling Tenant's Break on 6 months' notice from Dec 2021.
No. 38	Ground Floor Shop Internal Width 13'8" Shop Depth 35'8" Built Depth 48'8" WC Basement Area Approx. 155 sq ft	M. Z. Wenge (t/a Fanty Fashion) (Hair & Beauty Products)	10 years from 3rd August 2018 (excl. s.24-28 of L & T Act 1954)	£11,000	IRI. Rent Review (subject to RPI) and Tenant's Break 2023.
Nos. 34-38	Part 1st & 2nd Floor Dance School: Part 1st Floor Dance Studio & Changing Room Area Approx. 410 sq ft 2 WCs 2nd Floor 2 Dance Studios, Reception, Music Room & Store Area Approx. 1,380 sq ft	D. T. Dawson (t/a Dawsons Academy of Dance and Stage - Visit: www.dawsonsacademy.co.uk)	10 years from 24th June 2015 (Renewal of a previous lease – in occupation since 2005)	£10,000	Effectively FRI (subject to £1,000 p.a. cap). Rent Review June 2020 – no action taken. Note: The Lessee did not operate their Jun 2020 Break Option.
				Total: £46,000	