



### SITUATION

Located close to the junction with Union Road amongst a host of independent retailers all serving the surrounding residential population and being approx. 1 mile north-east of the town centre. 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

A mid terrace building comprising a **Ground Floor Take-Away** with internal access to **Residential Accommodation** at first and attic floor levels.

In addition, the property benefits from rear access on to Back Horsa Street.

### ACCOMMODATION<sup>1</sup>

#### Ground Floor Take-Away

Gross Frontage 15'0"  
Built Depth 52'0"

#### First & Attic Floor Residential Accommodation

First Floor – 1 Bedroom, Living Room, Bathroom/WC  
Attic Floor – Storeroom

<sup>1</sup>Not inspected by Barnett Ross.

VAT is NOT applicable to this Lot

### TENURE

Leasehold for a term of 999 years from 12th May 1874 (thus having approx. 851 years unexpired) at a fixed ground rent of £3 per annum.

### TENANCY

The entire property is let on a full repairing and insuring lease to **V. A. Vadlakonda as an Indian take-away** for a term of 6 years from 18th December 2020 at a current rent of **£10,140 per annum** exclusive.

### Rent Review 2023

Note 1: The Vendor replaced the roof in 2020.

Note 2: The tenant advised he has recently spent circa £35,000 on a refit of the premises.

**£10,140** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Nathan Schindler**

### Vendor's Solicitors

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

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