

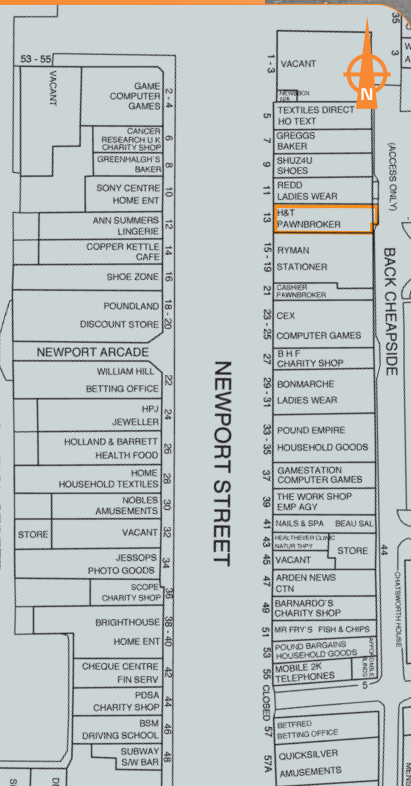
lot 38

13 Newport Street, Bolton
Greater Manchester BL1 1NE

Rent
£50,500
per annum
exclusive

Freehold Retail Investment

- Pedestrianised town centre location
- Rent review in 2012
- Nearby occupiers include Greggs, Ryman, Ann Summers, Shoe Zone and Specsavers
- Six Week Completion Period Available



Location

Miles: 12 miles north-west of Manchester city centre
Roads: A666, A579, M60, M61, M57
Rail: Bolton Rail
Air: Manchester Airport, Leeds Bradford International Airport

Situation

The property is situated in a prime position on the busy pedestrianised retail thoroughfare of Newport Street, close to the junction with Great Moor Street and Crompton Place Shopping Centre. Nearby occupiers include Greggs, Ryman, Ann Summers, Shoe Zone and Specsavers.

Description

The property comprises a ground floor retail unit with ancillary accommodation in the basement, first and second floors.

Tenure
Freehold.

VAT
VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Net Frontage	5.79 m (19' 0")	HARVEY & THOMPSON LTD (1)	15 years from 19/09/2002 (2)	£50,500	2012
	Shop Depth	19.96 m (65' 6")				
Basement	Retail	98.01 sq m (1,055 sq ft)				
	Ancillary	46.91 sq m (505 sq ft)				
First	Ancillary	91.51 sq m (985 sq ft)				
Second	Ancillary	89.18 sq m (960 sq ft)				
Totals		325.61 sq m (3,505 sq ft)				

- (1) For the year ending 31st December 2010, Harvey & Thompson Limited reported a turnover of £126,420,000, pre-tax profits of £28,422,000 and a total net worth of £47,256,000. (Source: www.riskdisk.com 24/10/2011)
- (2) The tenant has the option to determine the lease on the 10th anniversary of the term with no less than 6 months' written notice.

For further details please contact:

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