

## lot 26

Rent  
£260,000  
per annum  
exclusive

### 26 Deansgate Bolton, Greater Manchester BL1 1BG

#### Freehold Retail Investment

- Entirely let to Wilko Retail Limited until 2026 (no breaks)
- Prominent corner position in town centre location close to Market Place Shopping Centre and Crompton Shopping Centre
- Passing Rent of £5.68 per sq ft (GIA) with next review in October 2016
- Nearby occupiers include Marks and Spencer, Superdrug, Boots the Chemist, New Look and NatWest Bank

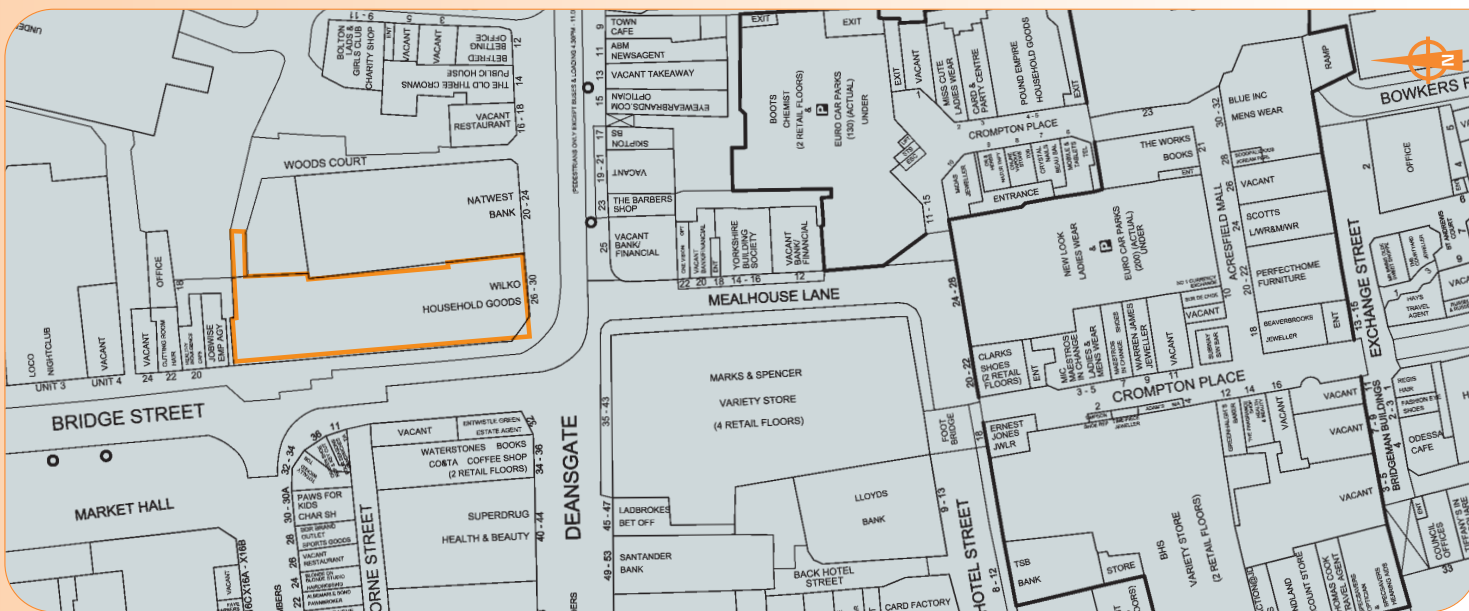


On behalf of  
Receivers

**CBRE**







Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 10007316. For identification purposes only.

**lot 26**

**Rent  
£260,000  
per annum  
exclusive**



#### Location

Miles: 12 miles north-west of Manchester  
Roads: A58, A666, M6, M60, M61, M62  
Rail: Bolton Railway Station  
Air: Manchester Airport

#### Situation

The property is prominently situated on the corner of Deansgate and Bridge Street in Bolton town centre within a short distance from both Market Place Shopping Centre and Crompton Place Shopping Centre. Marks & Spencer is directly opposite with other nearby occupiers including Superdrug, Boots the Chemist, New Look and NatWest Bank.

#### Description

The property comprises retail accommodation on basement and ground floor with ancillary accommodation on the upper floors. The property benefits from a loading bay accessed from Bridge Street.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot. Please refer to special conditions.

#### Six Week Completion

#### Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/ Ancillary	951.70 sq m	(10,244 sq ft)	<b>WILKO RETAIL LIMITED (1)</b>	15 years from 10/10/2011 until 09/10/2026 on a full repairing and insuring lease	£260,000	10/10/2016 and 10/10/2021
Basement	Ancillary	968.30 sq m	(10,422 sq ft)				
Sub-Basement	Ancillary	57.30 sq m	(617 sq ft)				
First	Retail/Ancillary	813.90 sq m	(8,760 sq ft)				
Second	Retail	837.80 sq m	(9,018 sq ft)				
Roof	Ancillary	93.10 sq m	(1,002 sq ft)				
<b>Totals</b>		<b>3,722.10 sq m</b>	<b>40,063 sq ft</b>			<b>£260,000</b>	

(1) For the year ending 31st January 2015, Wilko Retail Limited reported a turnover of £1,444,563,000, pre-tax profits of £5,496,000 and a total net worth of £160,898,000 (Source: Experian Group 18/04/2016).

#### For further details please contact:

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
**Georgina Roberts**  
Tel: +44 (0)20 7034 4863.  
Email: georgina.roberts@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

#### Buyer's Legal Report Service:

**Dentons UKMEA LLP**   
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

#### Seller's Solicitors:

**Trowers & Hamblins LLP**  
The Senate, Southernhay Gardens,  
Exeter, EX1 1UG.  
Tel: +44 (0)1392 612301.  
Email: bneary@trowers.com  
Ref: Ben Neary.