

lot 103

## 2-12 Market Street Bolton, Greater Manchester BL1 1BU

Rent  
£75,000 per  
annum  
exclusive

### Freehold Retail Investment

- Majority let to Sportswift Limited t/a Card Factory
- Prominent corner position fronting the pedestrianised Market Street and Hotel Street

- Adjacent to Crompton Place Shopping Centre
- Nearby occupiers include Barclays, Thorntons, Marks & Spencer, Accessorize and Clarks



On Behalf of a Major  
Fund Manager

### Location

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

### Situation

The property occupies a prominent corner position fronting the pedestrianised Market Street at its junction with Hotel Street. The property is located adjacent to the Crompton Place Shopping Centre which houses occupiers including Lloyds, TSB, Ernest Jones and Poundland. Just south of the property is Victoria Square and Newport Street which is currently undergoing considerable

regeneration, including a new £48m transport interchange. Other nearby occupiers include Barclays, Thorntons, Marks & Spencer, Accessorize and Clarks.

### Description

The property comprises two retail units arranged over ground, basement, first and second floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
2/4/6/8/10 Market Street & 1, 3 & 5 Hotel Street	Ground First Second Basement	Retail Ancillary Ancillary Ancillary	192.00 sq m (2,066 sq ft) 143.30 sq m (1,542 sq ft) 122.00 sq m (1,313 sq ft) Not measured	<b>SPORTSWIFT LIMITED t/a Card Factory (1)</b>	10 years from 18/08/2015 (2)	£60,000 (2)	17/08/2025
12 Market Street	Ground First Second	Retail Ancillary Ancillary	35.80 sq m (385 sq ft) 37.00 sq m (389 sq ft) 37.00 sq m (389 sq ft)	<b>INDIVIDUAL t/a Luscious Dessertz (3)</b>	5 years from 23/06/2016	£15,000 (4)	22/06/2021
<b>Total</b>			<b>567.10 sq m (6,084 sq ft)</b>			<b>£75,000</b>	

- For the year ending 31 January 2015, Sportswift Limited reported a turnover of £336,676,000, pre-tax profits of £62,320,000 and a total net worth of £58,826,000. (Source: Experian Group 12/09/2016). Card Factory is the UK's leading specialist retailer of greeting cards, gift dressings and associated gift and party products with over 800 stores in the UK and c.6,500 employees. (Source: cardfactory.co.uk 12/09/2016)
- The current lease is for a term of 5 years expiring 17/08/2020, although, in addition, a reversionary lease is in place from expiry of the current term until 17/08/2025. Sportswift Limited will benefit from a 12 month rent free period at the beginning of the reversionary lease. The seller has agreed to adjust the completion monies so that the unit will effectively produce £60,000 per annum from completion of the sale.
- The tenant is currently fitting out the unit and is due to take occupation in mid October.
- The tenant is currently benefitting from a six month rent free period due to expire on 23/12/2016. The lease provides fixed rental increases to £14,000 in 22/12/2017 and £15,000 in 22/12/2019. The seller has agreed to adjust the completion monies so that the unit will effectively produce £15,000 p.a.x. from completion of the sale.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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### Seller's Solicitors:

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