

lot 21

2-10 Market Street
Bolton, Greater Manchester BL1 1BU

Rent
£60,000 per
annum
exclusive

Freehold Retail Investment

- 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

Description
The property comprises a retail unit arranged over ground, basement, first and second floors.

Tenure
Freehold.

VAT
VAT is applicable to this lot.

Note
The adjoining property 12 Market Street is being offered as lot 75 in this catalogue.

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 are 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.



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)	
2/4/6/8/10 Market Street & 1, 3 & 5 Hotel Street	Ground First Second	Retail 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)	SPORTSWIFT LIMITED t/a Card Factory (1)	10 years from 18/08/2015 (2)	£60,000 (2)	18/08/2020 (18/08/2025)	
Total			457.30 sq m (4,921 sq ft)					£60,000

- (1) 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)
- (2) 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.

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

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 for further details

Seller's Solicitors:
Hamllins LLP
Roxburghe House, 273-287 Regent Street,
London, W1B 2AD
Email: jholder@hamllins.co.uk
Tel: +44 (0) 20 7355 6112
Ref: Joseph Holder