## lot 21

# 2-10 Market Street Bolton, Greater Manchester BL<sub>1</sub> 1BU

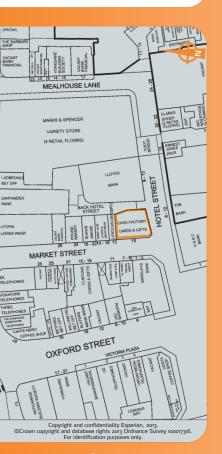
Rent £60,000 per

Freehold Retail Investment

- Let to Sportswift Limited t/a Card Factory
- Prominent corner position fronting the pedestrianised Market Street and Hotel
- Adjacent to Crompton Place Shopping Centre
- Nearby occupiers include Barclays, Thorntons, Marks & Spencer, Accessorize and Clarks



### On Behalf of a Major Fund Manager



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

Bolton Rail Manchester Airport

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.

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

Freehold.

VAT is applicable to this lot.

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

## 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		Retail Ancillary Ancillary Ancillary	143.30 sq m 122.00 sq m	(1,542 sq ft)	SPORTSWIFT LIMITED t/a Card Factory (1)	10 years from 18/08/2015 (2)		18/08/2020 (18/08/2025)
Total			457.30 sq m	(4,921 sq ft)			£60,000	

- (i) 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
- (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

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