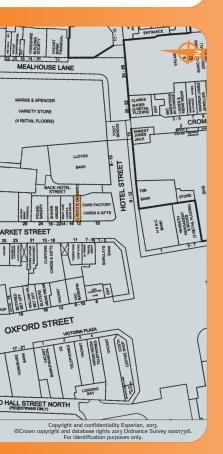
12 Market Street Bolton, Greater Manchester BL1 1BU

Freehold Retail Investment

- · Prominent position fronting the pedestrianised Market Street
- Adjacent to Crompton Place Shopping
- 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 Rail: 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 ground floor retail unit with ancillary accommodation on first and second floors.

Freehold.

VAT is applicable to this lot.

The adjoining property 2-10 Market Street is being offered as lot 21 in this catalogue.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
12 Market Street	Ground First Second	Retail Ancillary Ancillary	35.80 sq m 37.00 sq m 37.00 sq m		INDIVIDUAL (t/a Luscious Dessertz) (1)	5 years from 23/06/2016	£15,000 (2)	23/06/2021
Total			109.80 sq m	(1,163 sq ft)			£15,000	

(1) The tenant is due to take occupation shortly.
(2) For the purpose of clarification, the current rent is £7,000 per annum exclusive. 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 from completion of sale.

Gwen Thomas

Tel: +44 (o)2o 7o34 4857. Email: gwen.thomas@acuitus.co.uk

Georgina Roberts Tel: +44 (o)2o 7034 4863 Email: georgina.roberts@acuitus.co.uk www.acuitus.co.uk

Dentons UKMEA LLP DENTONS

Contact: Greg Rigby.
Tel: +44 (o)2o7 32o 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Hamlins LLP

Roxburghe House, 273-287 Regent Street, London, W1B 2AD Email: jholder@hamlins.co.uk Tel: +44 (o) 20 7355 6112 Ref: Joseph Holder