

lot 75

# 12 Market Street Bolton, Greater Manchester BL1 1BU

Rent  
£15,000 per  
annum  
exclusive (2)

## Freehold Retail Investment

- Prominent position fronting the pedestrianised Market Street
- Adjacent to Crompton Place Shopping Centre

- Nearby occupiers include Barclays, Thorntons, Marks & Spencer, Accessorize and Clarks



Digitally Altered Image

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 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.

### Description

The property comprises a ground floor retail unit with ancillary accommodation on first and second floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Note

The adjoining property 2-10 Market Street is being offered as lot 11 in this catalogue.



### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
12 Market Street	Ground	Retail	35.80 sq m	(385 sq ft)	<b>INDIVIDUAL (t/a Luscious Desserts) (1)</b>	5 years from 23/06/2016	£15,000 (2)	23/06/2021
	First	Ancillary	37.00 sq m	(389 sq ft)				
	Second	Ancillary	37.00 sq m	(389 sq ft)				
<b>Total</b>			<b>109.80 sq m</b>	<b>(1,163 sq ft)</b>			<b>£15,000</b>	

(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.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

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