

# Lot 34

£60,000 per annum exclusive

## 2-10 (even) Market Street & 1-5 (odd) Hotel Street Bolton, Greater Manchester BL1 1BU

Freehold Retail Investment



### Key Details

- 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 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 retail unit arranged over ground, basement, first and second floors.

#### Tenure

Freehold.

#### VAT

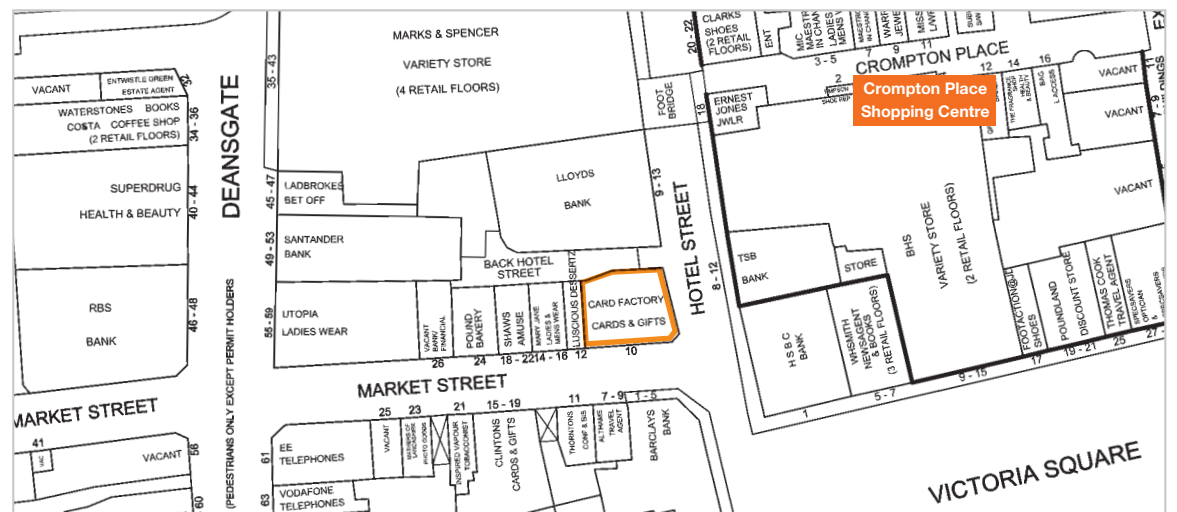
VAT is applicable to this lot.

#### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	192.00 sq m (2,066 sq ft)	SPORTSWIFT	10 years from 18/08/2015	£60,000 (2)	18/08/2020
First	Ancillary	143.30 sq m (1,542 sq ft)	LIMITED			(18/08/2025)
Second	Ancillary	122.00 sq m (1,313 sq ft)	t/a Card Factory	(2)		
Basement	Ancillary	Not Measured	(1)			
<b>Total</b>		<b>457.30 sq m (4,921 sq ft)</b>			<b>£60,000</b>	

- (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 is currently benefitting from a rent free period due to expire on 2nd October 2017. 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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