

# Lot 13

£18,200 Per Annum  
Exclusive

## 4 Lymbridge Drive, Blackrod, Bolton, Lancashire BL6 5TJ Freehold Supported Living Investment



### Key Details

- Let to Hilldale Housing Association Limited until 2027
- No Breaks
- Less than a mile from Blackrod Railway Station
- VAT free investment

### Location

**Miles:** 6 miles west of Bolton  
15 miles north west of Manchester  
20 miles north east of Liverpool

**Roads:** M61, A673, A58, M6

**Rail:** Blackrod Railway Station

**Air:** Manchester Airport

### Situation

The property is located approximately 6 miles west of Bolton in a popular and busy residential suburb, less than a mile from Blackrod Railway Station and the M61.

### Description

The property is a specialist supported living home comprising 3 bedroom detached bungalow with off street parking and a garage.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

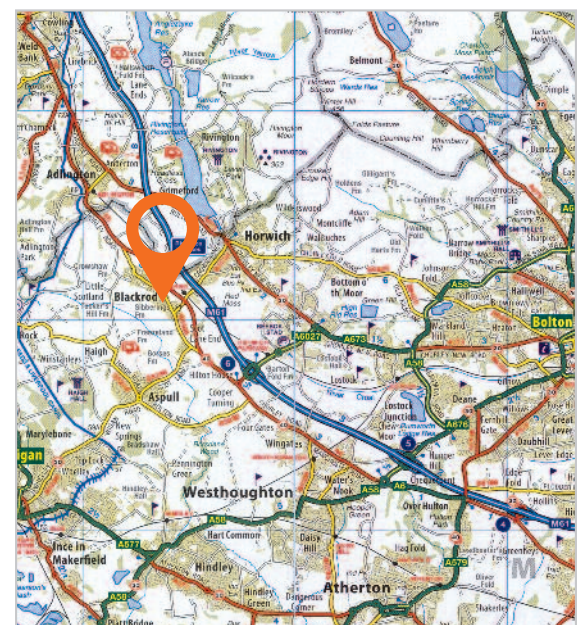
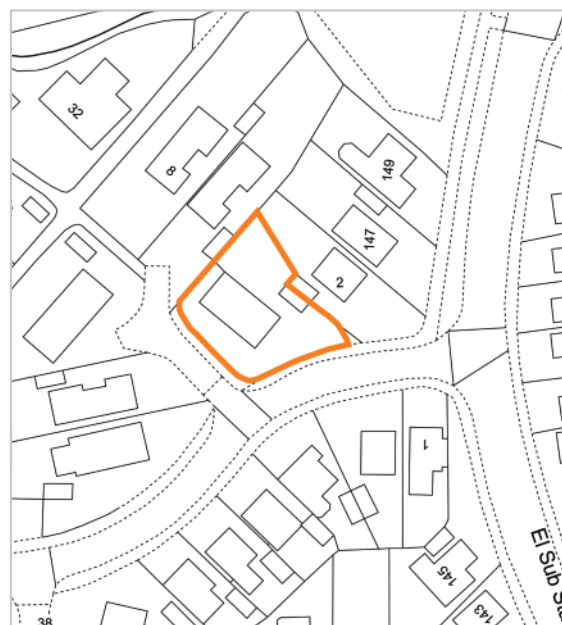
### Energy Performance Certificate

Band E. See legal pack.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Residential	76 sq m (818 sq ft)	HILDALE HOUSING ASSOCIATION LTD (1)	7 years from 06/01/2020 on a full repairing and insuring lease	£18,200	05/01/2027
<b>Total</b>		<b>76 sq m (818 sq ft)</b>			<b>£18,200</b>	

(1) Hilldale Housing Association Limited (CRN: 06953867) were incorporated in 2009 and are a not for profit organisation and for the year ending 31st December 2018, reported total Assets of £2,184,019 and shareholders funds of £336,992 (Source: SmartSearch 11/06/2020).



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