

Lot 37

£33,122 Per Annum
Exclusive rising to
£36,570 in 2025 and
£40,376 in 2030

McColls, 257 St Helens Road, (A579) Bolton, Greater Manchester BL3 3QA Virtual Freehold Convenience Store Investment



Key Details

- Let to Martin McColl Limited until 2035 (no breaks)
- No Rent Arrears
- Fixed rental increase in 2025 and 2030
- Rear yard with parking for approximately 5 cars
- VAT free investment

Location

Miles: 1.5 miles south-west of Bolton
10 miles north-west of Manchester City Centre
Roads: A579, A676, A58, M61 (Junction 4 and 5)
Rail: Bolton Railway Station
Air: Manchester Airport

Situation

The property is prominently located on the east side of the busy St Helens Road (A579) in a predominantly residential area, 1.5 miles south-west of Bolton Town Centre. The property forms part of a local parade of shops and neighbouring occupiers include a mix of local restaurants and retailers.

Description

The property comprises ground floor convenience store with first floor ancillary accommodation. The property benefits from a substantial frontage onto the busy St Helens Road and a yard to the rear providing delivery access via Perth Street and car parking for approximately 5 cars.

Tenure

Virtual Freehold. Held for a term of 992 years (less 3 days) from 12th February 1876 at a fixed rent of £23 and 3 shillings per annum. (1)

VAT

VAT is not applicable to this lot.

Six Week Completion

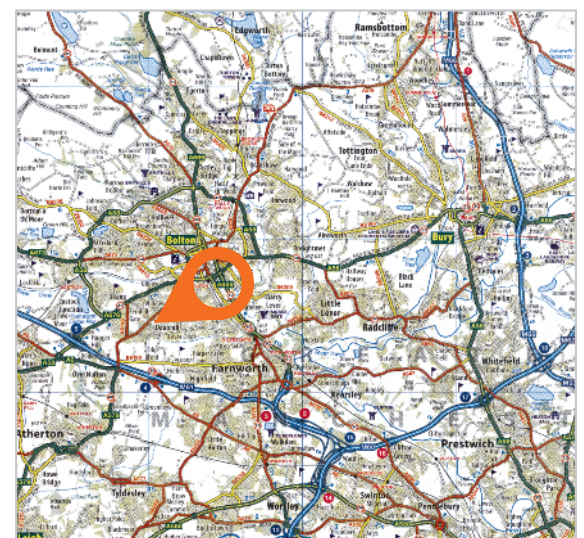
Energy Performance Certificate

Band D. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	324.08 sq m (3,488 sq ft)	MARTIN MCCOLL LIMITED (2)	20 years from 30/03/2015 of a full repairing and insuring lease	£33,122	5 yearly Fixed increases to £36,570pax in 2025 and £40,376 pax in 2030 (29/03/2035)
First	Ancillary	21.80 sq m (234 sq ft)				
Total		345.88 sq m (3,722 sq ft) (3)			£33,122	

- (1) The ground rent has been paid by the seller up until 2036.
- (2) For the year ending 25 November 2018, Martin McColl Limited reported a turnover of £835,333,000, pre-tax profits of £34,718,000 and shareholders funds of £218,271,000 (Source: SmartSearch 26/08/2020).
- (3) The floor areas stated above have been adopted by the Valuation Office Agency.



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