

Lot 16, 113 Manchester Road & 2-4 Scholey Street, Bolton, Lancashire BL2 1HF

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Freehold Roadside Investment with annual uncapped RPI Rent Reviews

www.acuitus.co.uk

Lot 16, 113 Manchester Road & 2-4 Scholey Street, Bolton, Lancashire BL2 1HF

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)

Property Information

Freehold Roadside Investment with annual uncapped RPI Rent Reviews

- Let to Halfords Autocentres Limited
- Lease expires August 2036 (no breaks) (1)
- Annual UNCAPPED RPI-linked rent reviews
- Approximately 4,034 sq ft
- Tenant in Occupation since 2003
- Nearby occupiers include The Porsche Centre, Renault, Williams Bolton BMW, Starbucks, Lidl, Asda, Aldi, Subway and Screwfix.

Lot

16

Auction

22nd September 2022

Rent

£66,988 per Annum Exclusive
(3) rising annually

Sector

Industrial/Warehouse

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

1 mile south of Bolton City Centre, 14 miles north-west of Manchester City Centre

Roads

A579, A58, A666, M61 (Junction 3 and 4)

Rail

Bolton Railway Station

Air

Manchester Airport

Situation

The property is prominently located on Manchester Road at its junction with Scholey Street, approximately 3.5 miles from Junction 3 of the M61 which connects Bolton to Manchester. Nearby occupiers include The Porsche Centre, Renault, Williams Bolton BMW, Starbucks, Lidl, Asda, Aldi, Subway and Screwfix.

Tenure

Freehold.

EPC

Band E

Description

The property comprises a single-storey roadside car servicing centre that benefits from parking for approximately 14 cars to the front of the building.

VAT

VAT is applicable to this lot.

Completion Period

Completion 31st October

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 16, 113 Manchester Road & 2-4 Scholey Street, Bolton, Lancashire BL2 1HF

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Annual Rent Reviews
Ground	Workshop/Office	374.77	(4,034)	HALFORDS AUTOCENTRES LIMITED (2)	40 years (less 1 day) from 19/08/96 on a full repairing and insuring lease (1)	£66,988.29 (3)	29/09/2022 and annually thereafter (3)
Total:		374.77	(4,034)			£66,988.29 (3)	

(1) The property is let by way of a 35 year lease (less 1 day), from 19/08/1996, expiring on 17/08/2031. The lease is subject to a landlord option to renew to be exercised at any time, for a term of 5 years and 1 day from 18/08/2031. The lease is also subject to renew for a term of 5 years and 1 day to be exercised at any time on or after 18/08/2030 - please see lease. The property has been sublet to Formula One Auto Centres Limited by way of a sublease on identical terms to the halfords lease, with the same RPI reviews and 5-year extension options.

(2) Halfords Autocentres Limited is one of the UK's leading MOT, car servicing, repairs and tyre specialists. The company services hundreds of thousands of vehicles every year across a network of over 600 Autocentres nationwide (www.blog.halfords.com 30/08/2022)

(3) The lease is subject to uncapped, annual RPI-linked rent reviews on 29th September each year. The lease allows for an increase in the passing rent to the higher of 2% and the 12-month RPI % for the month of July. The current rent passing under the terms of the lease is £59,629.95 p.a. from September 2021, but this will rise to £66,988.29 p.a. from 29/09/2022 (July RPI figure 12.34%) - please see lease

Lot 16, 113 Manchester Road & 2-4 Scholey Street, Bolton, Lancashire BL2 1HF

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Freehold Roadside Investment with annual uncapped RPI Rent Reviews

www.acuitus.co.uk

**Lot 16, 113 Manchester Road & 2-4 Scholey Street, Bolton,
Lancashire BL2 1HF**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Freehold Roadside Investment with annual uncapped RPI Rent Reviews

www.acuitus.co.uk

Lot 16, 113 Manchester Road & 2-4 Scholey Street, Bolton, Lancashire BL2 1HF

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Freehold Roadside Investment with annual uncapped RPI Rent Reviews

www.acuitus.co.uk

**Lot 16, 113 Manchester Road & 2-4 Scholey Street, Bolton,
Lancashire BL2 1HF**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Freehold Roadside Investment with annual uncapped RPI Rent Reviews

www.acuitus.co.uk

Lot 16, 113 Manchester Road & 2-4 Scholey Street, Bolton, Lancashire BL2 1HF

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Freehold Roadside Investment with annual uncapped RPI Rent Reviews

www.acuitus.co.uk

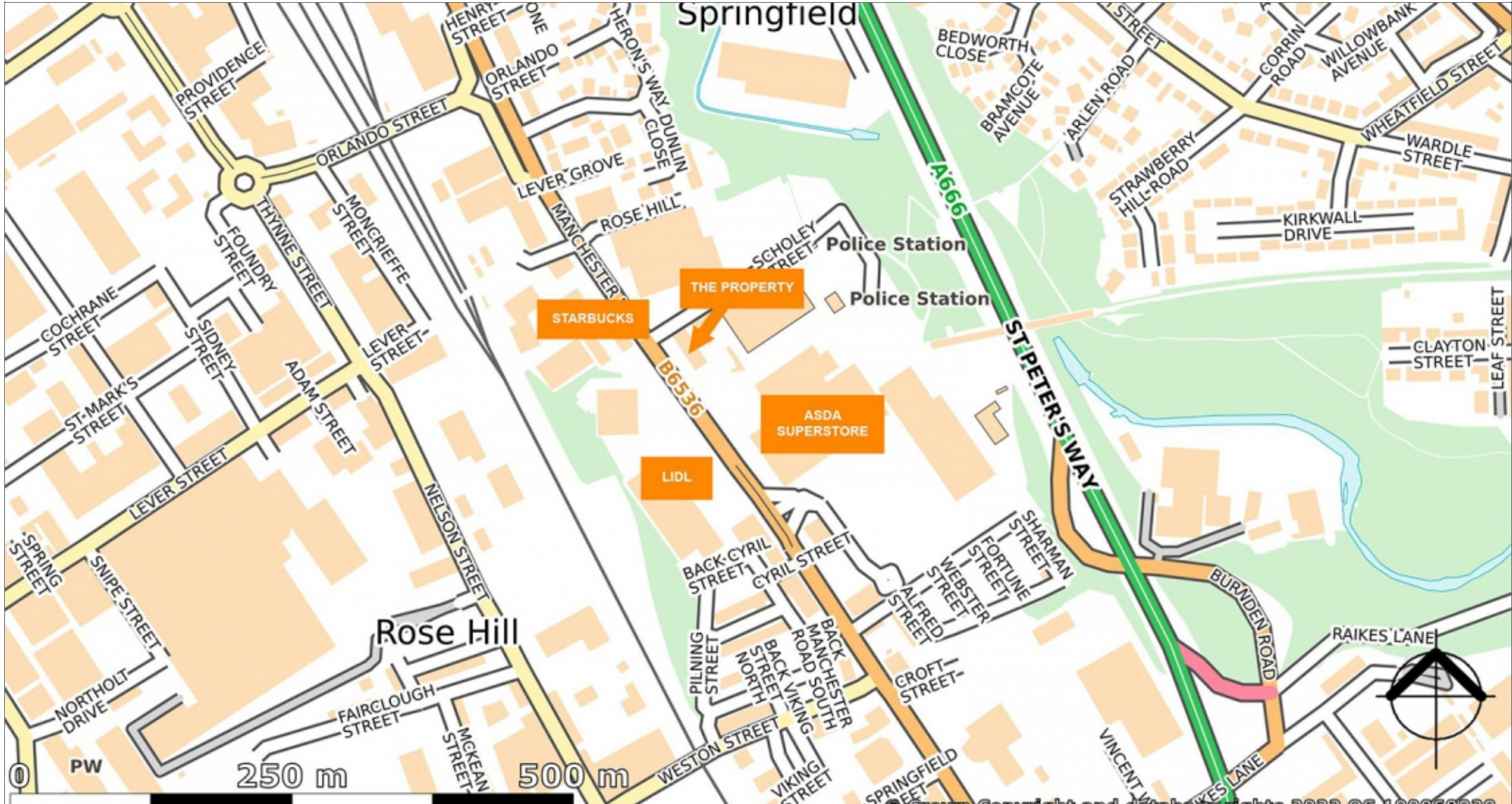
Lot 16, 113 Manchester Road & 2-4 Scholey Street, Bolton, Lancashire BL2 1HF

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Lot 16, 113 Manchester Road & 2-4 Scholey Street, Bolton, Lancashire BL2 1HF

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Freehold Roadside Investment with annual uncapped RPI Rent Reviews

www.acutus.co.uk

Lot 16, 113 Manchester Road & 2-4 Scholey Street, Bolton, Lancashire BL2 1HF

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

henry.john@acuitus.co.uk

Seller's Solicitors

JPC Law LLP

Omni House 252 Belsize Road

London

London

NW6 4BT

020 7644 7290

Steven Porter

020 7644 6091

sporter@jplaw.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020

Freehold Roadside Investment with annual uncapped RPI Rent Reviews

www.acuitus.co.uk