

Lot 18, 26 Deansgate & 8/12 Bridge Street, Bolton, Greater Manchester BL1 1BG

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Substantial Freehold Retail Investment with Development Potential

www.acuitus.co.uk

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Property Information

Substantial Freehold Retail Investment with Development Potential

- Entirely let to Wilko Retail Limited until October 2026 (no breaks)
- Approximately 40,063 sq ft
- Future conversion potential of upper floors (subject to lease and consents)
- Prominent corner position in town centre location close to Market Place Shopping Centre and Crompton Shopping Centre
- Nearby retailers include Marks & Spencer, Primark, Boots the Chemist, Superdrug, Poundland and WHSmith

Lot 18
Auction 13th July 2023

Rent £260,000 per Annum Exclusive
Status Available

Sector High Street Retail
Auction Venue Live Streamed Auction

Location

Miles 12 miles north-west of Manchester
Roads A58, A666, M6, M60, M61, M62
Rail Bolton Railway Station
Air Manchester Airport

Situation

The property is prominently situated on the corner of Deansgate and Bridge Street in Bolton town centre, a short distance from both Market Place Shopping Centre and Crompton Place Shopping Centre where retailers include Costa Coffee, H&M, River Island, Next, The Entertainer and Clarks. Other nearby occupiers include Marks & Spencer, Primark, Boots the Chemist, Superdrug, Poundland and WHSmith.

Tenure

Freehold.

EPC

Band C

Description

The property comprises retail accommodation on the ground floor and basement with ancillary accommodation on the upper floors. The property benefits from a loading bay accessed from Bridge Street.

VAT

VAT is applicable to this lot.

Note

Please note the buyer will pay 1% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

Six Week Completion

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.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (Gross Internal Areas)	Floor Areas Approx sq ft (Gross Internal Areas)	Tenant	Term	Rent p.a.x.
Ground	Retail/ Ancillary	951.70	(10,244)	WILKO RETAIL LIMITED (1)	15 years from 10/10/2011 on a full repairing and insuring lease	£260,000
Basement	Ancillary	968.30	(10,422)			
Sub-Basement	Ancillary	57.30	(617)			
First	Retail/Ancillary	813.90	(8,760)			
Second	Retail/Ancillary	837.80	(9,018)			
Roof	Ancillary	93.10	(1,002)			
Total		3,722.10	(40,063)			£260,000

(1) Wilko Retail Limited is a British high-street retail chain which sells homewares and household goods. It has been established since 1930 and trades from over 400 stores across the UK.

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