

lot 10

13 Newport Street, Bolton
Greater Manchester BL1 1NE

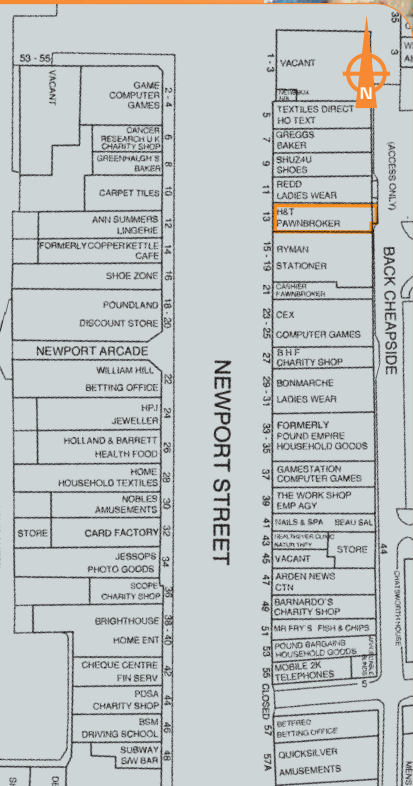
Rent
£46,500
per annum
exclusive
rising to a
minimum of
£50,500 in
2017

Freehold Retail Investment

- Pedestrianised town centre location
- Let to Harvey & Thompson Ltd on a new 20 year lease (no breaks)
- Minimum fixed rental uplift in 2017
- Nearby occupiers include Greggs, Ryman, Ann Summers, Shoe Zone and Specsavers
- Six Week Completion Period Available



On behalf of
Harvey & Thompson Ltd



Location

Miles: 12 miles north-west of Manchester city centre
Roads: A666, A579, M60, M61, M57
Rail: Bolton Rail
Air: Manchester Airport, Leeds Bradford International Airport

Situation

The property is situated in a prime position on the busy pedestrianised retail thoroughfare of Newport Street, close to the junction with Great Moor Street and Crompton Place Shopping Centre. Nearby occupiers include Greggs, Ryman, Ann Summers, Shoe Zone and Specsavers.

Description

The property comprises a ground floor retail unit with ancillary accommodation in the basement, first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Net Frontage	5.79 m (19' 0")	HARVEY & THOMPSON LTD (1)	20 years from completion until 2032 on a full repairing and insuring lease	£46,500	2017, 2022 and 2027 (2)
	Shop Depth	19.96 m (65' 6")				
Basement	Retail	98.01 sq m (1,055 sq ft)				
First	Ancillary	46.91 sq m (505 sq ft)				
Second	Ancillary	91.51 sq m (985 sq ft)				
		89.18 sq m (960 sq ft)				
Totals		325.61 sq m (3,505 sq ft)			£46,500	

- (1) For the year ending 31st December 2010, Harvey & Thompson Limited reported a turnover of £126,420,000, pre-tax profits of £28,422,000 and a total net worth of £47,256,000. (Source: www.riskdisk.com 24/10/2010)
- (2) The lease provides for the rent to be increased to the greater of £50,500 per annum exclusive or the open market rental value in 2017. Further rent reviews will be to open market rental value.

For further details please contact:

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