

Bolton - The Cube, 87 Bradshawgate BL1 1QD
Long Leasehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Bolton - The Cube, 87 Bradshawgate BL1 1QD

Long Leasehold Retail Investment



Investment Consideration:

- Purchase Price: £300,000
- Gross Initial Yield: 6.00%
- Rental Income: £18,000 p.a.
- ERV £25,000 p.a. GIY: 8.33%
- Asset management opportunity. Tenant vacating in September 2024
- VAT is applicable to this property
- Comprises ground floor retail shop with 2 parking spaces at rear
- Bolton town centre has recently been redeveloped, and government funding secured for further redevelopment
- Situated within 5 min walk from Bolton Train Station with occupiers nearby including post office, restaurants/takeaways, convenience store, JD Wetherspoon and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 87 (Ground Floor)	Ground Floor: 90 sq m (969 sq ft) Open plan retail, kitchenette, wc	Jordan`s Residential Lettings Ltd	15 Years from 4 September 2009	£18,000	Note 1: FRI Note 2: Tenant will be vacating the property upon lease expiry on 3rd September 2024 Note 3: ERV £25,000 p.a.
Total				£18,000	

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Property Description:

Comprises mid-terrace ground floor shop with 2 parking spaces, currently t/a estate agents and providing the following accommodation and dimensions:

Ground Floor: 90 sq m (969 sq ft)

Open plan retail, kitchenette, wc

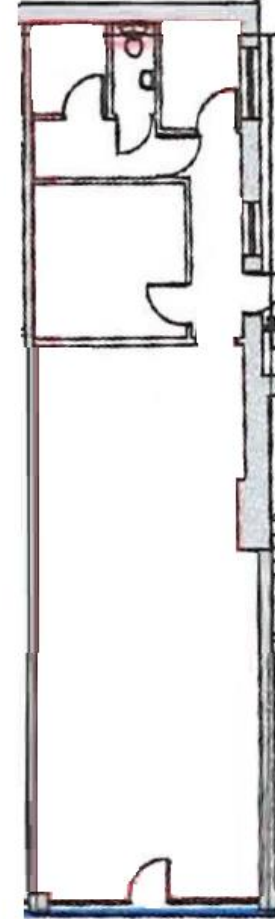
Tenancy:

The property is at present let to Jordan`s Residential Lettings Ltd* for a term of 15 years from 4th September 2009 at a current rent of £18,000 per annum and the lease contains full repairing and insuring covenants.

*Tenant will be vacating the property upon lease expiry on 3rd September 2024. ERV: £25,000 p.a.

Tenure:

Long Leasehold. Held on a 250 Year lease from 1st January 2014 at a ground rent of £250 p.a. Rent review linked to RPI on 1st July 2024 and every 5 years thereafter.



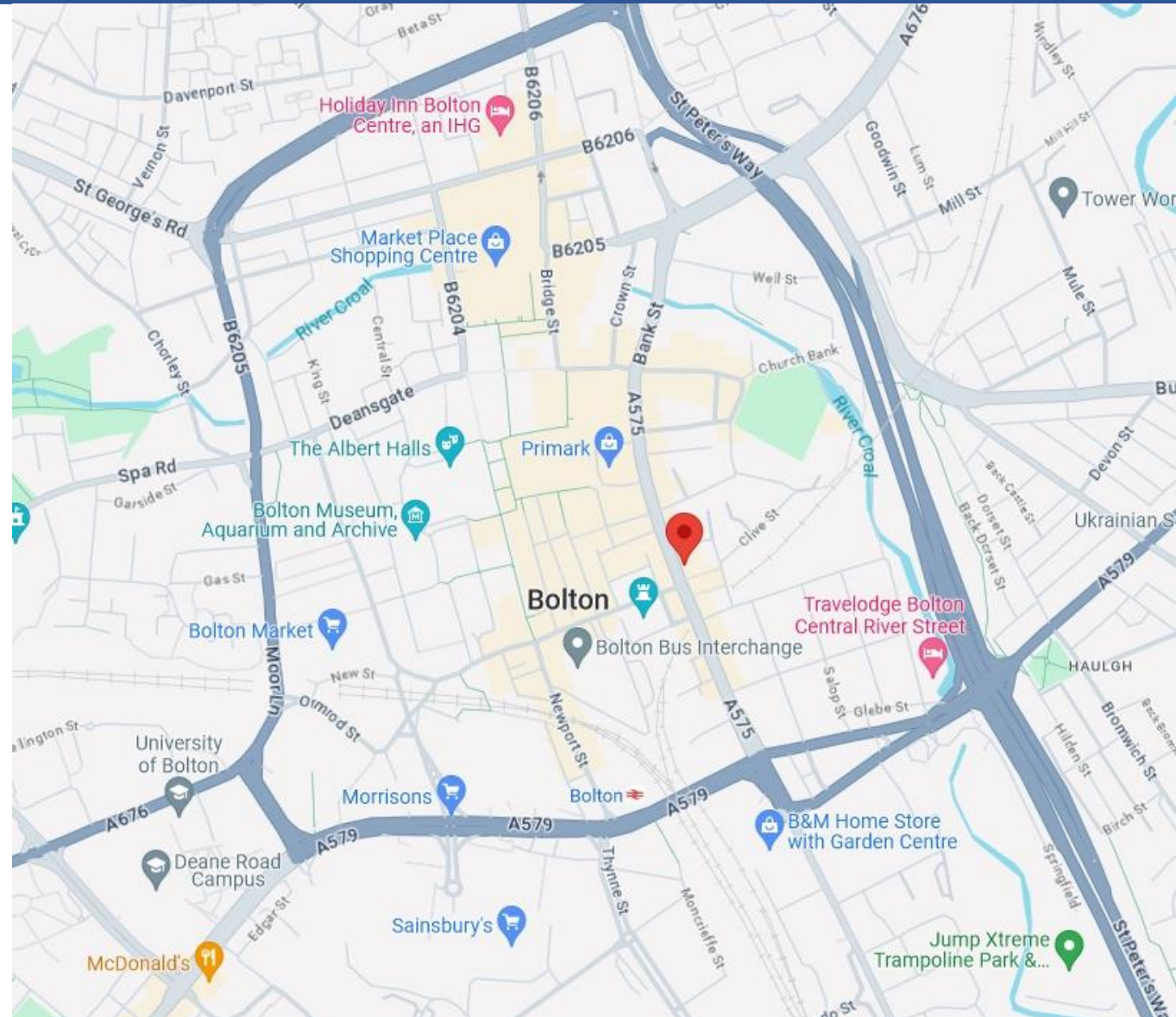
Ground Floor

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Location:

Bolton is a town in Greater Manchester in England. In the foothills of the West Pennine Moors, Bolton is between Manchester, Blackburn, Wigan, Bury and Salford. It is surrounded by several towns and villages that form the wider borough, of which Bolton is the administrative centre. The property is situated in the heart of the town centre within 5 min walk from Bolton Train Station with occupiers nearby including post office, restaurants/takeaways, convenience store, JD Wetherspoon and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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