



**DAVID CURRIE & Co.**  
Real Estate and Asset Consultants

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By Order of LPA Receivers

**FOR SALE**  
**Residential Investment**  
**19 & 21 Chadwick Street**  
**Bolton**  
**BL2 1JN**



- **Currently Let to Priority Properties North West Ltd**
  - **2 x 6 self-contained bedsits**

**TEL 0161 393 2222**  
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### **Location**

The adjoining properties are located close to Bolton Town Centre and benefit from being close to the A666 and the A579.

### **Description**

The adjoining properties (which are semi-detached) are constructed of traditional red brick build under a slate tiled roof and benefit from double glazed windows. There are no car parking spaces to the properties but permits can be provided for the road.

Internally, the properties contain 6 bedsits to each property which consist of bedroom, WC and shower. The communal areas consist of a kitchen, laundry room as well a small basement for storage.

### **Tenancy**

The 2 properties are tenanted by Priority Properties North West Ltd, Serco Compass, who handle large contracts on behalf of the Government. The properties are currently producing:

- **Rent, £17,040 per annum (19 Chadwick Street)**
- **Rent £17,160 per annum (21 Chadwick Street)**

Terms 1<sup>st</sup> July 2015 – 31<sup>st</sup> December 2017

A full copy of leases are available upon request.

### **Accommodation**

Each property has an identical layout to mirror one another, the size of each property is 185.8 SQM (2,000 Sq. Ft) GIA

### **Tenure**

We understand both properties are held on long leasehold 1<sup>st</sup> May 1880, 999 years. Land Registry documents available upon request.

The 2 properties can be sold together or on an individual basis.

### **Utilities**

We understand there is 3 phase services to include gas, water, and electricity to the properties. Gas safety certificates, electrical certificates, and fire alarm certificates are all up to date, at the time of these particulars being finalised (Please request copies for further information).

### **Energy Performance Certificate**

EPCs for the properties are available upon request.

### **Price**

Inviting Offers

### **Viewings**

Viewings are restricted and we can only provide external viewings on the properties.



## **Additional Details**

Photograph schedule available upon request.

**Sean Currie**

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David Currie & Co

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