

LOT  
**105**

**Olivers Bar, 21–23 Bow Street, Ashton-under-Lyne, Lancashire OL6 6BV**

**COMMERCIAL INVESTMENT**

Guide price **£50,000+**



Not to scale. For identification purposes only

**Town centre licensed trade investment and long leasehold flat currently producing £12,050 per annum. The premises comprise a ground floor retail entrance leading to a basement bar. The flat has been sold on a long lease.**

**Situated**

The premises are situated within the pedestrianised section of Ashton-under-Lyne centre. Nearby occupiers include Iceland, O2, Marks & Spencer, McDonalds.

**Basement**

Bar 181m<sup>2</sup> (1950sq ft)  
WCs.

**Note**

The property is registered for VAT

**Lease**

The basement bar is let for 1 year from 1st April 2012 at a rent of £12,000pa to Tri Capital. The lease is contracted out of the Landlord and Tenant Act 1954

**Tenure**

The bar and flat are held by way of a long leasehold interest for a term of 999 years from 2nd March 1977 at a peppercorn. The flat has

subsequently been sold on a sub long lease for the same period less 3 days with a rent receivable of £50pa, doubling every 25 years (firstly in 2036 to £100pa) to a maximum of £3,200pa. The flat owner contributes towards insurance