



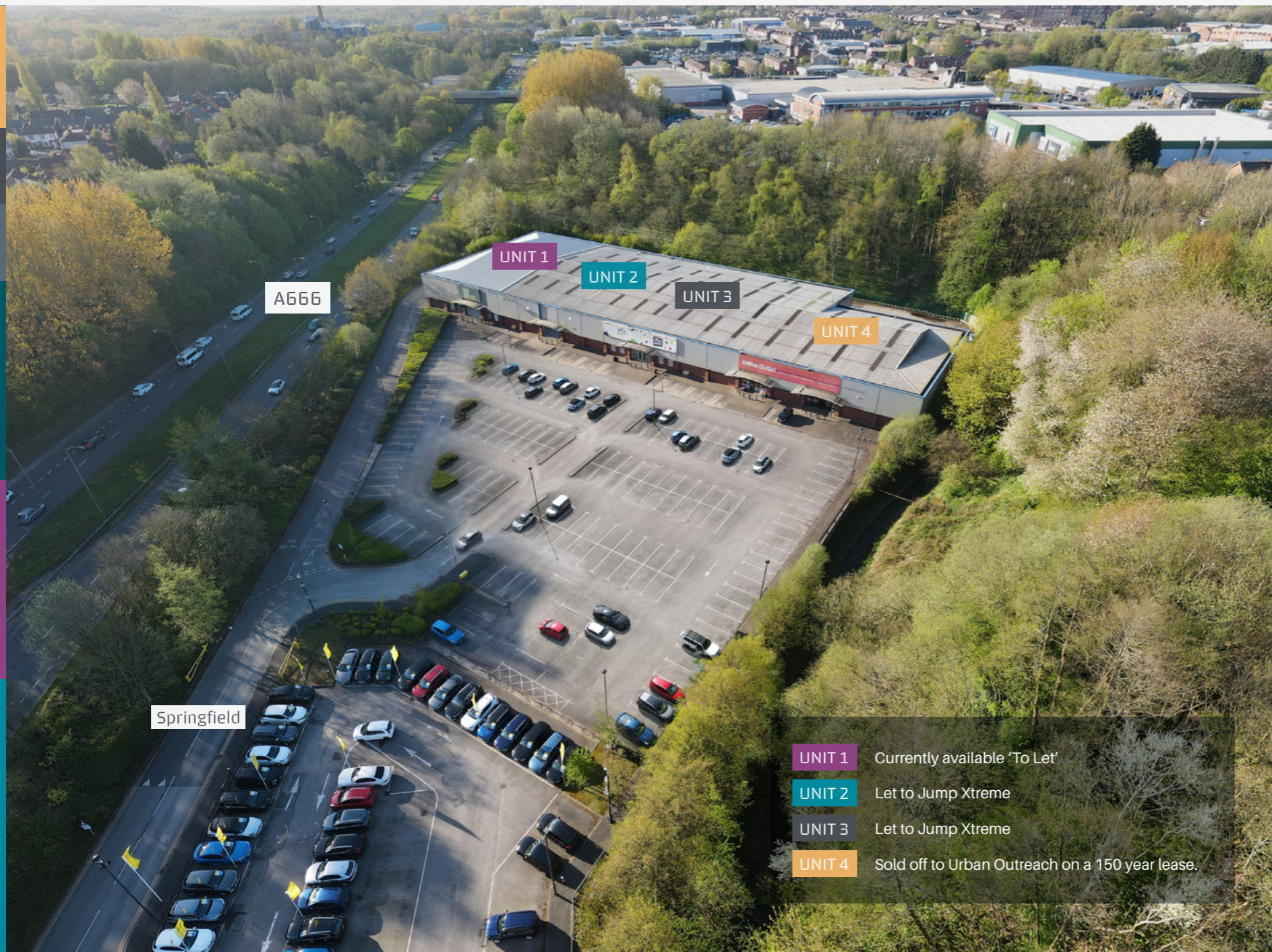
UNITS 1-4 TRINITY RETAIL PARK

SPRINGFIELD, BRADFORD ST,
BOLTON BL2 1HY

FOR SALE

RETAIL/LEISURE INVESTMENT
OPPORTUNITY WITH FUTURE
REPURPOSE POTENTIAL





INVESTMENT SUMMARY

- Part let to Jump Xtreme at £160,000pa with lease extension expiry Nov 2030.
- **Freehold** asset.
- Large car park with 200 plus spaces.
- **ERV of £280,000pa** when vacant unit let.
- Purchase price of £2.25m represents **net initial yield of 11.74%** based on ERV.
- **Low capital value of £74/sq ft.**

- **UNIT 1** Currently available 'To Let'
- **UNIT 2** Let to Jump Xtreme
- **UNIT 3** Let to Jump Xtreme
- **UNIT 4** Sold off to Urban Outreach on a 150 year lease.



To M61, M60 & Manchester

UNITS 1-4

Central Retail Park
Pets at Home, Iceland, B&M Home Store

Bolton Shopping Park
Next, TKMaxx, Wickes, Argos, Costa Coffee, Boots, Peacocks

Sainsbury's

Audi

Arnold Clark

Lower Bridgeman St

Bolton Transport Interchange
Trains to Manchester, Preston and Clitheroe

COSTA

A666

Springfield

A579

Bolton Town Centre

Travelodge

Bradford St

A666

To Bury

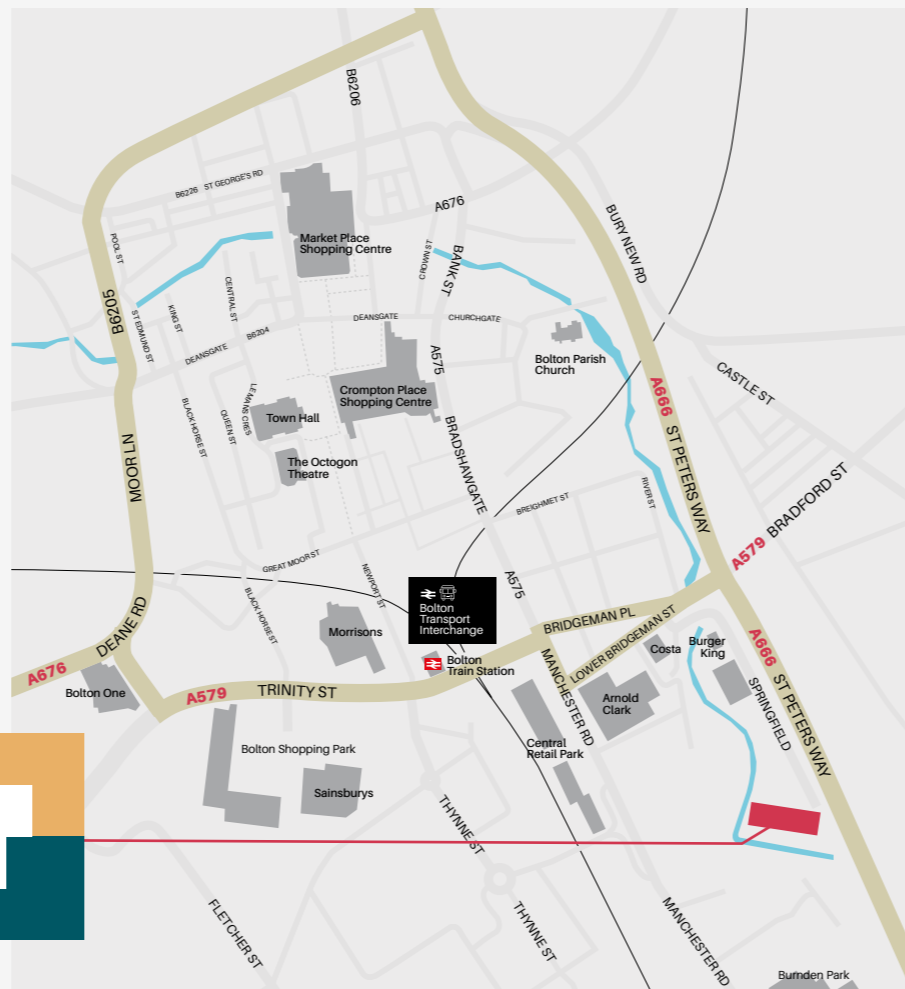
To Blackburn

Bolton town Centre is less than 1 mile to the North West. Nearby occupiers include Arnold Clark Motorstore, Burger King and Costa Coffee.



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The property is close to the A666 which provides easy access to Junction 2 of the M61 leading to junction 14 of the M60 motorway.



LOCATION

The property is located on Springfield off Bradford Street (A579) in Bolton, Greater Manchester. St Peters Way (A666) is within close proximity which provides easy access to Junction 2 of the M61 leading to junction 14 of the M60 motorway.

Bolton town Centre is less than 1 mile to the North West. Nearby occupiers include Arnold Clark Motorstore, Burger King and Costa Coffee.

Bolton is situated 10 miles north west of Manchester and 6 miles west of Bury.



TRAVEL TIMES



Bolton Town Centre 0.5 mile
M60 5.3 miles



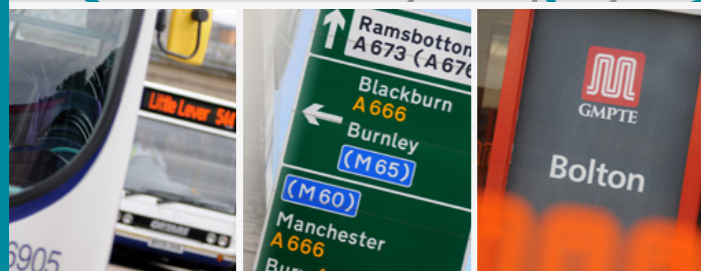
Manchester 25 minutes
Manchester Airport 27 minutes
Bury 22 minutes
Preston 41 minutes



Manchester Victoria 23 minutes
Manchester Piccadilly 23 minutes
Preston 31 minutes
Blackburn 32 minutes
Manchester Airport 38 minutes
Liverpool 1h 10 minutes
London Euston 2h 45 minutes



Train/Bus Station 3 minutes
Sainsbury's 4 minutes
Central Retail Park 4 minutes
Bolton Shopping Park 5 minutes
The Jason Kenny Centre 5 minutes
Burnden Park 8 minutes
Market Place Shopping Centre
The Vaults
The Light Cinema 20 minutes



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DESCRIPTION

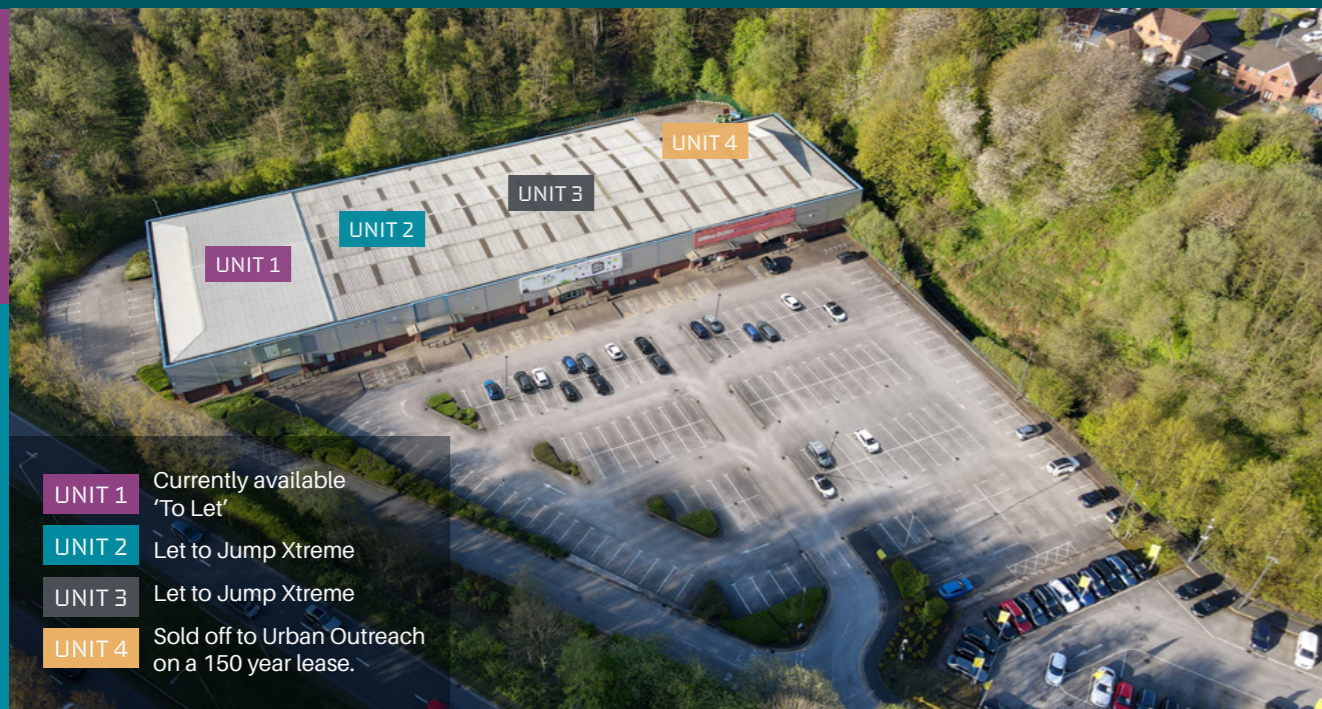
The property comprises a row of terraced retail trade counter style warehouse units of steel portal frame construction beneath pitched steel sheet roofing with part brick, part blockwork, part steel clad elevations.

Unit 1 is vacant and currently in shell form.

Units 2/3 are leased to Jump Xtreme a children's trampoline centre.

Unit 4 is sold off to Urban Outreach on a 150 year lease.

There is a large car park with more than 200 spaces.



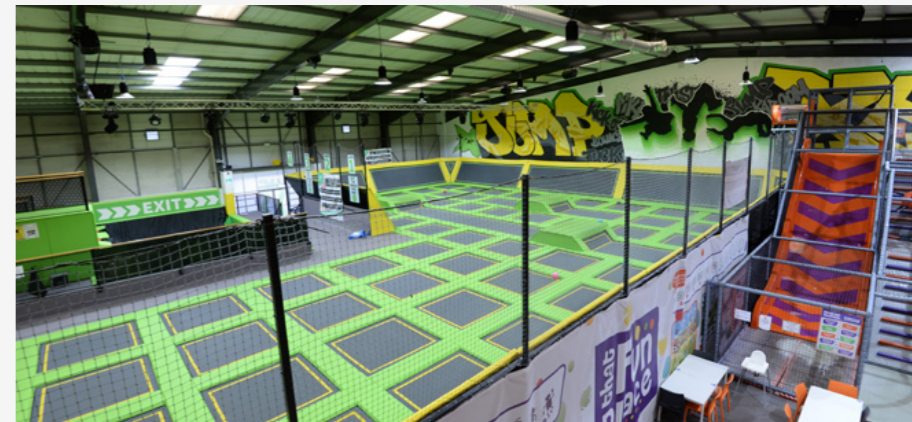
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ACCOMMODATION

Unit No	Tenant/Occupier	GIA sq ft	Lease term	Rent
Unit 1	Currently Available 'To Let'	10,046 sq ft	Further info available on request.	ERV £120,000pa (£12/sq ft)
Units 2/3	Let to Jump Xtreme	20,080 sq ft	5 year lease extension signed commencing 13th Nov 2025	£160,000pa (c £8/sq ft)
Unit 4	Sold off to Urban Outreach (local foodbank) on a 150 year lease	N/A	150 years	N/A
Total		30,126 sq ft		ERV £280,000pa

JUMP XTREME / THAT FUN PLACE



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FURTHER INFORMATION

LEASE/OPPORTUNITY

Unit 1 is currently vacant and in shell form and offers a blank canvas for a new tenant to come in and fit out for their proposed use. It has an ERV of c £12/sq ft.

Units 2/3 - are let Jump Xtreme who operate a children's leisure facility/ trampoline centre. The lease is for a term of 10 years from 13th Nov 2015, with 5 year reversionary lease extension from 13th Nov 2025 expiring Nov 2030. The passing rent is £160,000pa equating to c £8/sq ft. Jump Xtreme currently have two operations in Bolton and Tamworth, Midlands.

Unit 4 - Sold off on 150 year lease to Urban Outreach - a local food bank.

Whilst the units have historically been for retail/leisure. We believe there is a potential future repurposing opportunity for industrial warehousing subject to obtaining any necessary consents.

PURCHASE PRICE

Offers in the region of £2.25m which based on the ERV represents an attractive net initial yield of 11.74% allowing for the usual purchaser's costs.

TENURE

The property is held freehold.

VAT

We are informed the property is elected for VAT.

EPC

Copies of the EPC's are available on request.

DATALINK

A datalink will be available with various documents relating to the property which is available on request.



ENQUIRIES/VIEWINGS

For enquiries please contact the sole agent
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