

INVESTMENT PROPERTY LIST

Any Income/Occupancy Details are as advised by vendor only unless otherwise stated and all are subject to change and confirmation


PICTURE	DESCRIPTION	PRICE
<p>RESIDENTIAL INVESTMENT PORTFOLIO</p>	<p>DS Options Portfolio - A mixed residential & commercial property portfolio of 20 properties comprising of 8 two bedroom houses, 8 three-bedroom houses, 3 one-bedroom flats, 1 three-bedroom house incorporating a terraced shop premises. They are located scattered in and around Manchester & Lancashire (please call for a schedule). As at 11/08/10, five of the properties are currently empty because they are being marketed for sale individually with vacant possession. Gross rental income is £74,400 p.a. If fully let, the estimated rental income is £106,020 p.a. Over 90% of the properties have Gas C.H. and Double Glazing or partial DG installed.</p>	<p>*PRICE REDUCED O.I.R.O £1,200,000</p>
	<p>Development Opportunity For Sale – 154-164a Tonge Moor Road, Bolton - Comprises of four terrace retail units and a mechanics garage. The site is located on Tonge Moor Road (A676), which is one of the main arterial routes into Bolton town centre. The surrounding area is predominantly occupied by retail and residential properties. Outline planning approval was granted on 11/05/09 (planning ref: 81950/09) by Bolton M.B.C. for demolition of the existing buildings and construction of three office units, totalling 845.5 m² (9,100 ft²) with 14 car parking spaces. The total site area is circa 510.4 m² (5,494 sqft).</p>	<p>OFFERS INVITED</p>
	<p>43 Higher Swan Lane, Bolton - An opportunity has arisen to purchase a fully let two bedroom end-terraced house. It is located in the Great Lever area of Bolton close to the A579 St Helens Road link into Bolton Town Centre. The property is let on an AST lease at an annual rental of £5,100. Please contact Keith Shatwell at our office for full details</p>	<p>OIRO £78,000</p>
	<p>Mixed Use Investment for Sale - 15k Longcauseway, Farnworth - A large traditionally constructed two storey mid-terrace building comprising of retail, office and residential space. Located on a busy main road (A5082) close to the centre of Farnworth. The area is mixed commercial and residential. Windows are UPVC double glazed. Separate entrances are provided for the shop, offices and for the residential parts of the property. Currently fully let with an Estimated Rental Value of £11,736 per annum producing a yield of approx 7.5%.</p>	<p>OIRO £155,000</p>
	<p>Commercial Investment - 6-10 High Street, Bolton - A large commercial investment for sale comprising a ground floor retail premises and separate offices on the first floor. The gross internal area is circa 2,900 sqft. The property is located in a densely populated area close to its junction with the busy A579 Derby Street about 1 km from Bolton town Centre and is well served by public transport. The vendor currently occupies the ground floor, retailing in Fires & Fireplaces, and the offices are let for £10,400 p.a. E.R.V £26,000 p.a.x</p>	<p>OIRO £750,000</p>

PICTURE	DESCRIPTION	PRICE
<p>MIXED INVESTMENT PORTFOLIO</p>	<p>Multi-Let Commercial and Residential Investment For Sale – A portfolio of 13 properties consisting of a mixture of retail and residential sites. They are located in various locations in Atherton, Leigh, Hindley and Tyldsley. The gross annual rental income of all 13 properties is £87,812. Our clients are seeking £1,400,000 for their entire interest in the portfolio. Consideration may be given to splitting the portfolio.</p>	<p>PRICE REDUCED £1,400,000</p>
	<p>Residential Investment - Chatham House, Chatham Street, Leigh - A large attractive former nurse's home converted to provide six ample sized self-contained two bedroom flats and an attached 1 bedroom bungalow. It is located just off the main A572 Leigh Road midway between Atherton and Leigh town centre and is well served by public transport. An enclosed private courtyard provides parking and gardens. Our client may sell each flat and the bungalow individually on a long leasehold interest. The G.R.I is some £30,720 p.a. It is considered that there is room for an increased rental income by some 10%. We understand the building to be Grade II Listed.</p>	<p>OIRO £475,000</p>
	<p>Development Opportunity For Sale – Emblem Street, Bolton - The site is located on Emblem Street, just off Derby Street, which is one of the main arterial routes into Bolton town centre. It is currently occupied by an industrial unit with some office space attached. There are two private car parks for up to 12 cars. Site area is some 1,509 m² (16,243 sqft). Planning permission has been previously obtained for 24 2-bed residential apartments. As the University of Bolton is in such close proximity, indicative appraisals have concluded that student accommodation for up to 160 units is achievable. Suitable for a variety of uses (subject to consent).</p>	<p>OFFERS INVITED</p>
	<p>Retail Unit For Sale – 15 Bradshawgate, Bolton – A traditionally constructed 3-storey terraced property comprising of a ground floor retail unit (currently used as a hot food take away) with toilets and storage areas to the rear and first and second floor unused space (currently vacant). The first floor is in need of refurbishment and the second floor is in reasonable condition. It is located in the town centre of Bolton. Site area: some 286 m². The ground floor provides 95.5 m² (1,028 ft²) of accommodation plus toilets and a kitchen to the retail area and a further 26.9 m² (290 ft²) storage. The first floor consists of a GIA of circa 69.5 m² (747 ft²) and the second floor approximately 56.9 m² (612 ft²). Please call for further details.</p>	<p>PRICE: O.I.R.O £300,000</p>
	<p>Retail Unit For Sale – 439-441 St Helen's Road, Bolton – A traditionally constructed two-storey premises converted to provide a ground floor retail unit with four bedroom living accommodation to the 1st Floor. The property lies approximately 2 miles to the South-West of Bolton town centre with the benefit of a double frontage to St. Helen's Road (A579), which is one of the main arterial routes to and from Bolton. The gross internal area including outbuildings is approx. 149.44 m² (1608.53 ft²). The property is to be sold with vacant possession.</p>	<p>O.I.R.O £175,000</p>

PICTURE	DESCRIPTION	PRICE
	<p>Retail Unit To Let or For Sale – 88 Market Street, Westhoughton, Bolton – A 2-storey commercial building comprising of a double fronted shop unit with ancillary space to the ground floor and office/ancillary space to the first floor. It is situated in Westhoughton Town Centre in a prominent position on Market Street, the town’s main shopping and professional business street. The shop was previously trading as an off-licence with an annual average turnover of some £237,000 over the last three years. Sales Area 57.41 m2 (618 ft2) Plus Ancillary 64.85 M2 (698 ft2). This property is suitable for a variety of uses.</p>	<p>RENT: £10,000 P.A.X.</p> <p>SALE PRICE: £100,000</p>
<p>RESIDENTIAL INVESTMENT PORTFOLIO</p>	<p>Metro Residential Investment Portfolio – Bolton. 514 Wigan Road is prominently situated on the A58 on a bus route, close to amenities and within about two kilometres of the University of Bolton and the town centre. 14 Luton Street is located directly off the A666 Manchester Road about 3 kilometres from the University of Bolton and one kilometre of the town centre and Bolton Community College. 32 Pennington Road is situated in a pleasant area of the Great Lever district about 4 kilometres from the University of Bolton and 3 Kilometres of Bolton town centre. All properties are in established residential areas. All properties are terraced house with 514 Wigan Road being an end-of-terrace. 4 Luton Street is a three-storey with the other two houses being two-storeys. The estimated rental value of the portfolio is in the order of £30,420 per annum gross before outgoings/voids etc.</p>	<p>OIRO £299,000</p>
	<p>Mixed Use Investment for Sale, 210 Folly Lane, Swinton –The property is located approximately 5.4 miles from Manchester City centre and close to both Swinton and Worsley. It is 0.6 miles from the busy East Lancashire Road (A580). Which is a main arterial route connecting Manchester with Bolton, St Helens and Liverpool. The ground floor is a commercial unit currently used as an Estate Agents and is 114.29 m² (1,230 ft²). Both flats are 2 bedroom self contained flats. The two flats and the shop are currently let. The current rental income on the property is £23,840 per annum. The lease on the commercial unit expires 2017 and both flats are let on Assured Shorthold Tenancies.</p>	<p>OFFERS IN EXCESS OF £300,000</p>
	<p>Land at Sharples Vale - The yard is situated on approximately 2km from Bolton Town Centre on Astley Lane just off the busy arterial route, Halliwell Road in Bolton. The yard is around 0.62 acres and could be used for various storage or light industrial uses. The yard is secured. Our client is seeking to grant a lease for a term to be agreed on the land at £250 per week exclusive or may sell for offers in excess of £350,000</p>	<p>RENT: £250 P/W EXCL SALE: OFFERS IN EXCESS OF £350,000</p>

PICTURE	DESCRIPTION	PRICE
	<p>Beijing House, 98 Liverpool Road, Hindley – The property is located on Liverpool Road and is 0.4 miles to the busy Wigan Road in Hindley, a main arterial route from Hindley to Wigan. The property is situated in a densely populated area and is surrounded by a mixture of residential and retail properties. The ground floor is a commercial unit currently used as a Chinese Restaurant and is 148.94 m² (1,603 ft²). It is let on a 20 year lease with the lease commencing in 2008. The current tenants of the Chinese restaurant are also occupying the living space above the premises. The current rental income of the property is £18,000 p.a.</p>	<p>OIRO £200,000</p>
	<p>43 Market Street, Westhoughton – The property is situated in a prominent position on Market street, the town's main shopping and professional business street and is directly opposite the Co-op convenience store. The property is a traditionally constructed two storey terraced property, with brick elevations and pitched slate covered roofs. The ground floor provides single fronted retail space of approximately 41.6 m² (448 ft²). The first floor provides internal storage of 29.5 m² (318 ft²), a kitchen 5.6 m² (60 ft²) and staff toilets.</p>	<p>OIRO £110,000</p>
	<p>Residential Investment Property, 4-6 Rowena Street, Moses Gate, Bolton - The property situated about 3 miles south of Bolton town centre in a densely populated residential area, close to its junction with the A575 (Manchester Road). It is within easy reach of the A666 St Peters Way link to the regions motorway network providing excellent connections to all local and national towns and cities. The location is well served by public transport including Moses Gate railway station. Farnworth town centre is approximately one mile from the location. The property is currently fully let. The total gross rental income as at 22/04/10 equates to £29,380 per annum (this income is subject to change).</p>	<p>OIRO £350,000</p>
	<p>Bank St/Queen St, Farnworth - The units are located just off the busy Market Street in Farnworth and are under one mile from the busy M61. The property is situated in a densely populated area and is surrounded by a mixture of industrial, residential and retail properties. The two units are connected although can be sold separately. Both units have vehicle access. Both units could be used for light industrial use or storage. Queen Street: GIA 3,600 sq Ft (334.44 m²) Bank Street: GIA 1,446 sq Ft (134.32 m²) Mezzanine: 393 sq ft (36.50 m²)</p>	<p>QUEEN ST OIRO £225,000 BANK STREET OIRO £115,000</p>

PICTURE	DESCRIPTION	PRICE
	<p>Commercial property for Sale, 57 Plodder Lane – Farnworth The property is situated on the busy Plodder Lane in Farnworth and is approximately 1.7 miles from the busy M61 which connects to Manchester’s Ring Road (M60). The property is situated in a densely populated area and is surrounded by a mixture of industrial, residential and retail properties. The property is a traditionally built semi detached property with brick elevations and slate covered roof. It is 109.6m² (1179.7 sq ft) and contains retail, office, storage and showroom space. The property is currently used as a wedding photographer’s studio and retail space.</p>	<p>OFFERS IN THE REGION OF £120,000</p>
	<p>348 Manchester Road East, Little Hulton- The property is situated on Manchester Road East in Little Hulton and is under 2 miles from the busy M61 motorway. The property is situated in a densely populated area and is surrounded by a mixture of industrial, residential and retail properties. The property is a traditional built end terrace property and has been converted to provide 2 self contained apartments. Each flat is one bedroom and has recently had works completed. Each flat has its own boiler and heating. One of the flats is currently vacant. The downstairs flat achieves £3,640 p.a. and the estimated income for the upstairs flat is also £3,640 meaning a potential gross rental income of £7,280 p.a</p>	<p>OFFERS IN EXCESS OF £85,000</p>
<p>Residential Development Opportunity</p>	<p>Development Opportunity - Ratcliffe House, 14 Empress Drive, Douglas, Isle of Man. The property is located close to Douglas town centre and the promenade. The building is currently in need of complete modernisation. It has a maisonette ground floor with 4 bedroom (2 Ensuite), 3 one bedroom apartments, 3 two bedroom apartments and has gas central heating.</p>	<p>OFFERS IN THE REGION OF £300,000</p>
	<p>82-92 Lee Lane, Horwich – Retail/ office Investment for sale. Property comprises both vacant and let, retail and office units. The property is located approximately 6 miles west of Bolton Town Centre in a densely populated town centre location. It is situated on the B6226 (Lee Lane) which is the main shopping street in Horwich town centre and a main arterial route into Bolton Town Centre from the west. The property to let is a large traditional built mid-terraced ground floor retail premises incorporating a substantial sized basement with stores. Property is in the region of 10,000 sq ft.</p>	<p>PLEASE CONTACT FOR FURTHER INFORMATION ON PRICE</p>
	<p>Mixed use investment for Sale, 22-24 Chapel Green Road, Hindley - The property consists of two flats and a commercial unit. It is a large two storey building traditionally constructed with brick elevations and pitched roof. The gross internal area of the commercial unit is circa 98.10 m² (1055.9 ft²) and both flats are self contained two bedroom flats. The two flats and the shop are currently vacant. The estimated rental income on the property is £14,260 per annum. Both the commercial unit and the flats are currently being advertised to let.</p>	<p>OFFERS IN THE REGION OF £160,000</p>

PICTURE	DESCRIPTION	PRICE
	<p>This established business is situated in a prominent position on Church Street adjacent to the town centre of Westhoughton. Church Street links Market Street, which is the town's main shopping street, with the A6 and the M61. The area is an established residential area with schools located close by. Trading as Rainbow Schoolwear the building is a two storey traditionally constructed shop with brick built elevations and slate covered pitched roof. There is a good sized yard to the rear. The ground floor provides a retail area and fitting room to the front with a workshop and a kitchen to the rear. The first floor currently provides two storage rooms plus staff toilets. This is an established business with current average monthly takings of some £6,297 with the prime activity being the sale of school uniforms, other school wear and clothing repair and alterations. There is scope to increase sales by increased opening times.</p>	<p>PROPERTY SALE PRICE WITH BUSINESS GOODWILL: £160,000</p>

PLEASE NOTE WE ARE NOW ALSO ACQUIRING INVESTMENT PROPERTIES IN BRAZIL. FOR MORE INFORMATION PLEASE CONTACT OUR OFFICE ON 01942 844 100

DISCLAIMER

IMPORTANT - Property Misdescription and or Misrepresentation

P R Gibbs & Co for themselves, there joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that: -

- (a) Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- (c) We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- (d) No person in the employment of P R Gibbs & Co has any authority to make or give any representation or guarantee whatever in relation to this property.

Date Amended: 20th March 2012