

# P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

## FOR SALE RESIDENTIAL INVESTMENT PORTFOLIO – BOLTON

(Three houses set out for student/shared accommodation)

- 514 WIGAN ROAD, BOLTON, BL3 4QW
- 14 LUTON STREET, BOLTON, BL3 2QU
- 32 PENNINGTON ROAD, BOLTON, BL3 3BR



14 Luton Street



514 Wigan Road



32 Pennington Road

Gross Estimated Rental Value £30,420 per annum

# OIRO £299,000

(MAY SPLIT)

## **LOCATION**

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.

## **DESCRIPTION**

All three properties are of traditional construction with brick elevations and slate covered pitched roofs and they are, at least, mainly double glazed and have gas central heating.

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 houses have been converted to provide shared accommodation and we understand from our clients verbal representations that they meet with local authority standards, however, we have not had sight of documentary evidence of such compliance and so interested parties must make their own enquiries to satisfy themselves in respect of compliance and any necessary mandatory licensing.

The estimated rental value of the portfolio is in the order of £30,420 per annum gross before outgoings/voids etc.

## **ACCOMMODATION**

514 Wigan Road comprises of: Lounge/Dining Room, Kitchen, Bathroom and Five Bedrooms.

14 Luton Street comprises of: Lounge/Dining Room, Kitchen, Bathroom and Four Bedrooms.

32 Pennington Road comprises of: Lounge/Dining Room, Kitchen, Bathroom and Four Bedrooms.

## **SERVICES**

Mains water, electricity and drainage are connected. Please note that the installations or services have not been tested.

## **PROPOSITION**

Our clients are seeking offers in the region of £299,000 (two hundred and ninety nine thousand pounds) for their entire interest in the portfolio which is believed to be held freehold or long leasehold at a nominal ground rent.

## **V.A.T**

Unless otherwise stated all figures are exclusive of Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

## **LEGAL COSTS**

Each party is to pay their own costs.

## **FURTHER INFORMATION / VIEWINGS**

For further information please contact us on the number below. Viewings are strictly by appointment with P R Gibbs & Co by telephoning on 01942 844100 or email [info@prgibbs.co.uk](mailto:info@prgibbs.co.uk) . We are open from 9am to 5pm Monday to Friday.

## FREE APPRAISAL

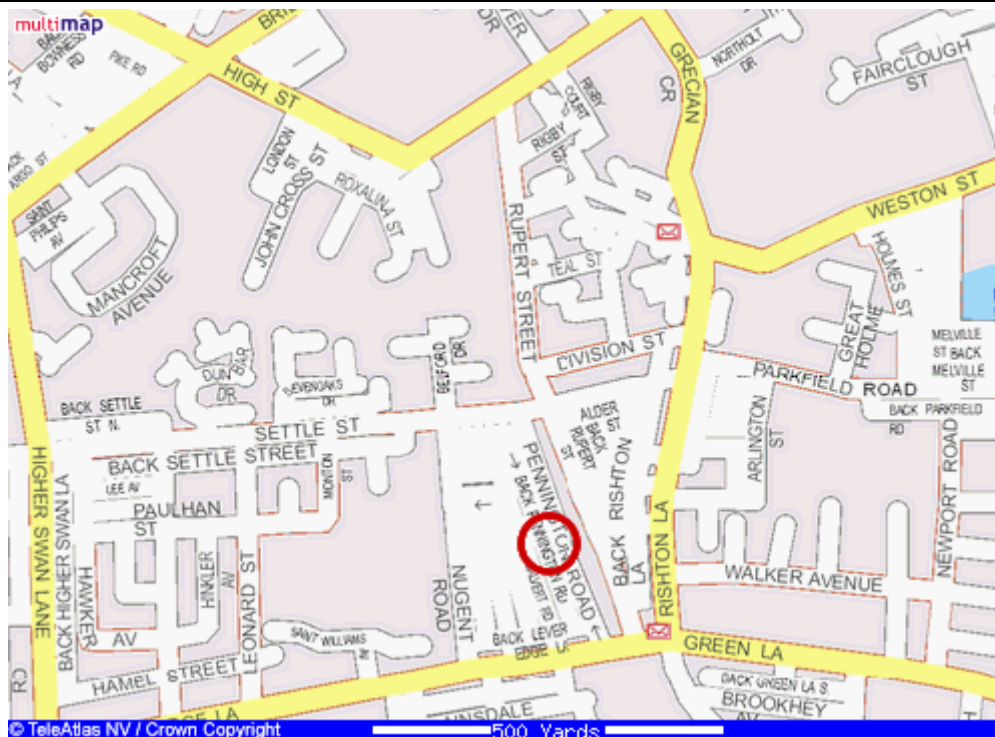
If you are considering selling or letting your existing premises we will be only too pleased to offer our advice without obligation.

## LOCATION PLANS

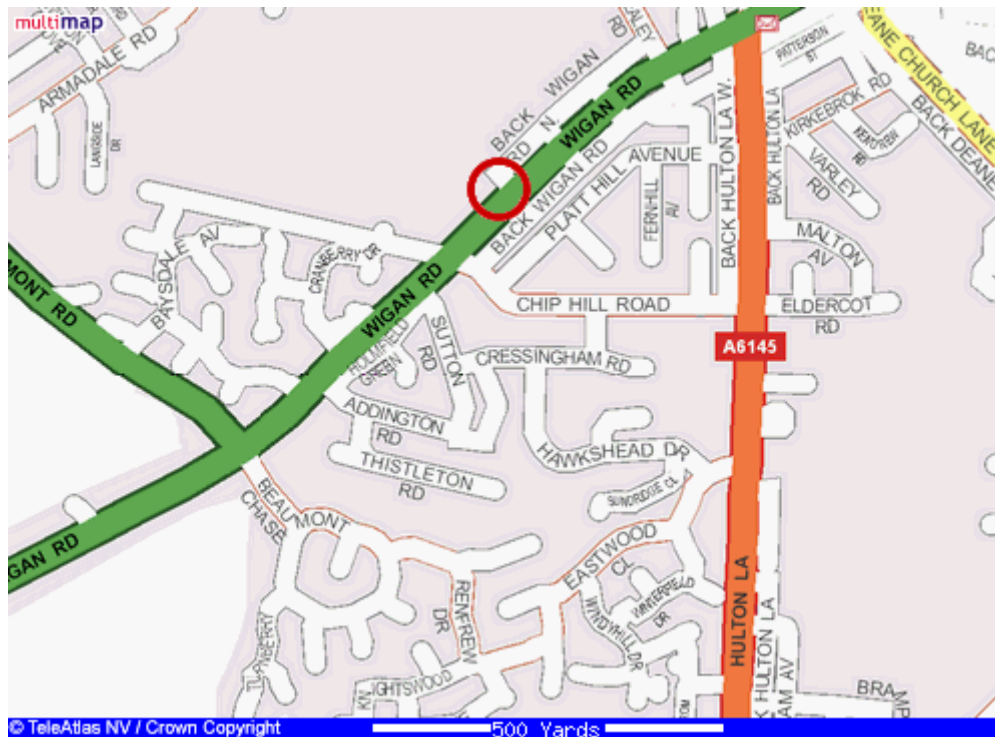
### 14 LUTON STREET



### 32 PENNINGTON ROAD



## 514 WIGAN ROAD



### **DISCLAIMER**

#### **IMPORTANT – Property Misdescription and or Misrepresentation**

**P R Gibbs & Co for themselves, their 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;
- (a) 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;
- (b) 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;
- (c) No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.

**Date Amended: 11/02/2011**