

# Investment For Sale



## Bolton

Drummond House, Moss Bank Way, BL1 8NP

Price: Offers over £1,100,000

Freehold Investment - Ground and Upper Floors

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**Location & Description:**

- The property is situated to the north of Bolton fronting the A58 Moss Bank Way in a primarily residential area.
- Occupied by Vets4Pets since original construction. The tenant has recently signed a new 15 year lease on the entire property doubling their tradeable floor space.
- New rent of £65,000 pax on a full repairing and insuring lease.
- Freehold ownership includes car parking to the rear.

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**Description:**

Single let investment over ground and first floors with external car parking. The property was built in 2009 and now comprises a double storey building and 7 space car park let to Vets4Pets on an FRI lease. The Tenant has been trading from the ground floor only for 16 years and has signed an agreement for lease which was subject to planning only to occupy the entire property including the car park on FRI terms. Planning was granted on July 4<sup>th</sup> 2025.

**Investment Summary:**

Double storey commercial unit and car park occupied by Vets4Pets Bolton Ltd since 2009 and recently renewed on a 15 year unbroken lease as above. Rent reviews are 5 yearly to Market Rent and the passing rent is £65,000pax.

**Tenure:**

Freehold.

**Price:**

Offers in excess of £1,100,000.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Date Prepared:**

July 2025

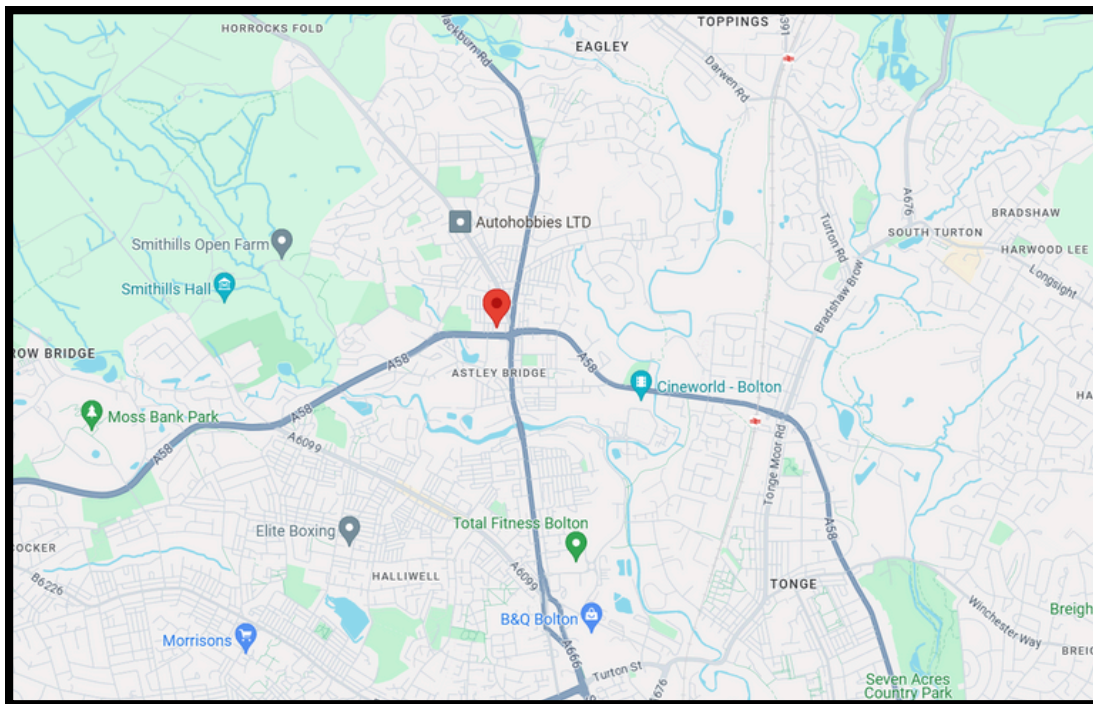
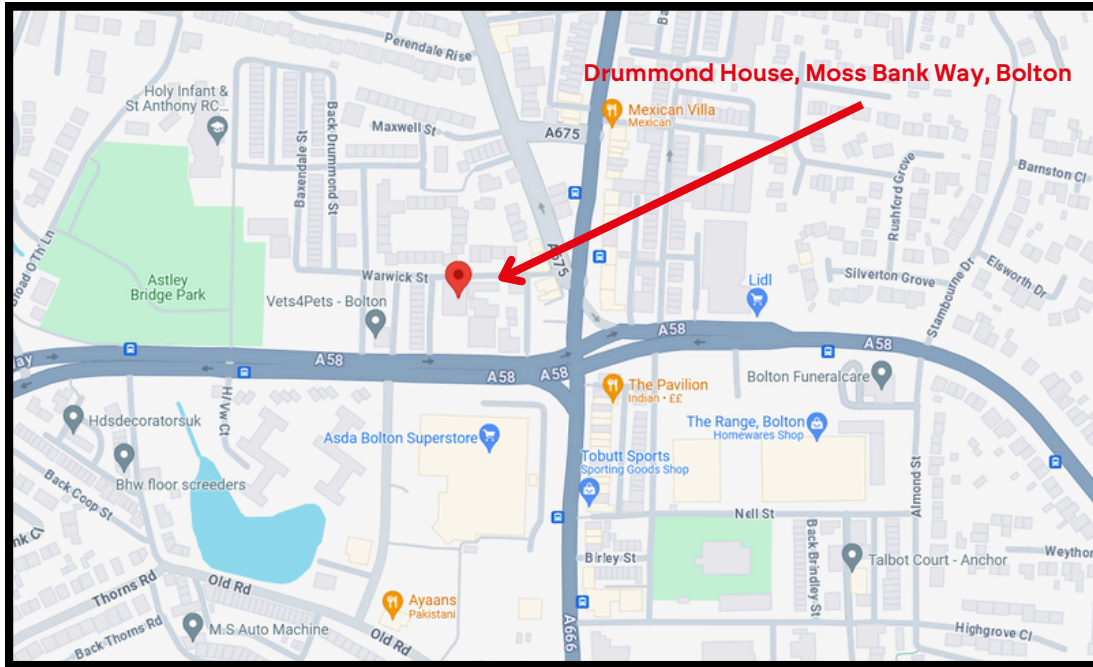
**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:**

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