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FOR SALE



(Please note the 1st floor self contained office space above Domino's and Swirlz is sold off on a 999 year lease)

INCOME PRODUCING RETAIL INVESTMENT PARADE OF 3 X SHOPS

89A – 91 BOLTON ROAD
BURY
LANCASHIRE
BL8 2AH

- Anchored by Domino's on 15 year lease expiring 2039
- Total passing rent £38,000pa
- Net initial yield of 8.3%
- 89A – 91 Bolton

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LOCATION

The property is located on the south side of Bolton Road, adjacent to its junction with Ainsworth Road. Bolton Road is heavily trafficked throughout the day and also provides easy access into Bury Town Centre.

DESCRIPTION

The property comprises three retail units occupied by the takeaway franchise Domino's, a dessert shop trading as 'Swirlz' and a health supplements brand trading as 'Bulkzone'. The full tenancy schedule is overleaf.

Please note that the upper floor of 89 Bolton Road has been sold off long leasehold.

COVENANT

The parade is anchored by Domino's takeaway who have a 15 year lease under their main franchise DP Realty Limited.

DP Realty is a wholly owned subsidiary of Domino's Pizza UK & Ireland Limited which is the master franchisor for the UK and main operating subsidiary of Domino's Pizza Group plc ("DPG"), a FTSE 250 company.

Swirlz is a growing local franchise specialist deserts business with shops also in Accrington and Padiham.

PRICE

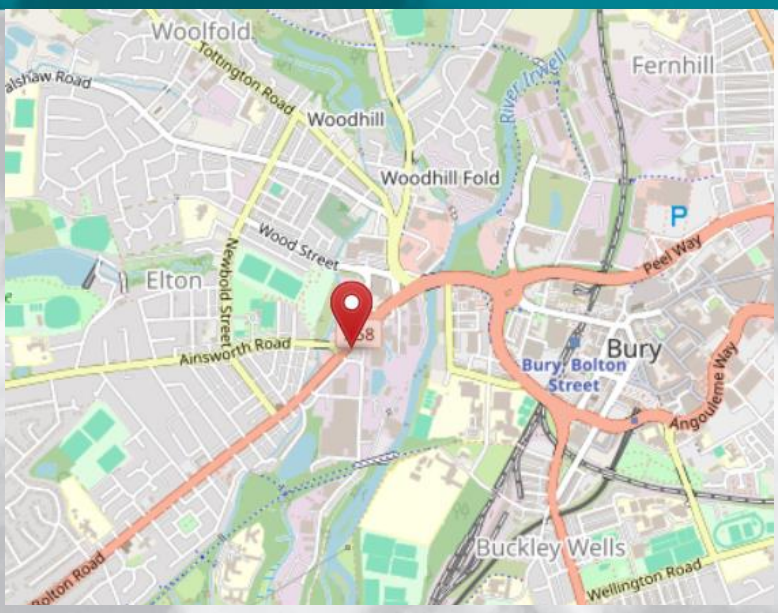
Offers in the region of £440,000 which equates to a net initial yield of 8.3%.

TENURE

The property is held freehold under title no. LA270685.

EPCs

Copies of the EPCs are available upon request.



VAT

All figures quoted are exclusive of but may be liable to VAT.

ENQUIRIES/VIEWING

By appointment with the joint agents:

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S. KERSHAW & SONS
CHARTERED SURVEYORS
ESTABLISHED 1845

Date of Preparation: September 2026

RICS

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TENANCY SCHEDULE

Property	Tenant	Size (sq ft)	Lease Start	Lease Expiry	Rent Review	Rent (£pa)
89A Bolton Road	DP Realty Limited	981	10.12.2024	09.12.2039	10.12.2029 & 10.12.2034	£18,500.00
89B Bolton Road	Private Individual	736	03.02.2026	02.02.2031	03.02.2029	£9,000.00
91 Bolton Road	Private Individual	780	14.11.2025	13.11.2030	14.11.2028	£10,500.00
Total		**2,497 sq ft**				**£38,000.00**









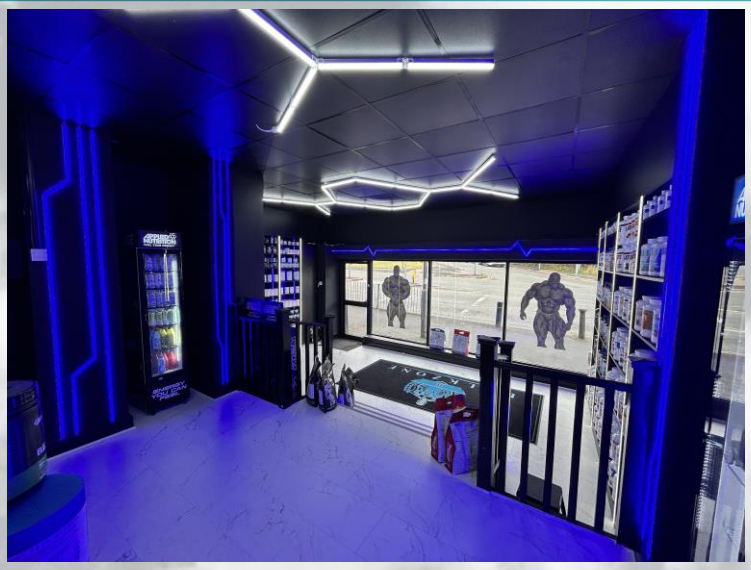
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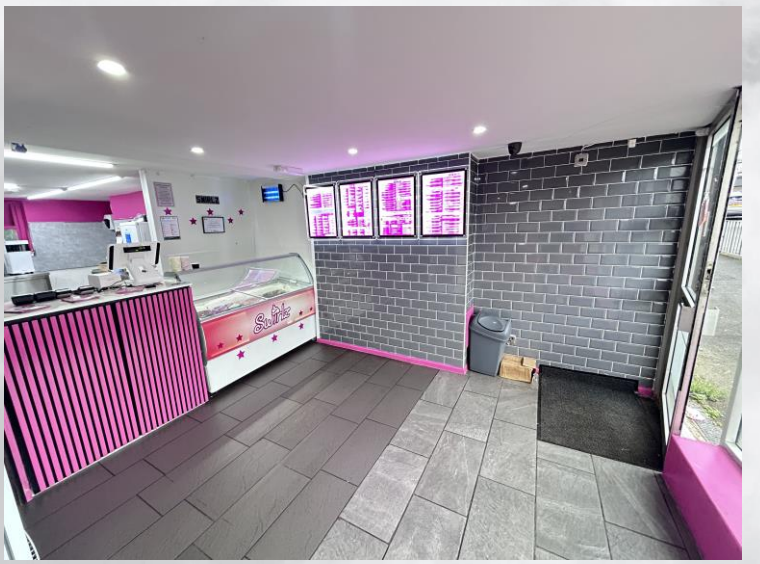
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