BOLTON

PPA Reference	PPA/9
Tenure	Freehold
Address	2 St Georges Road Bolton BL1 2EU (Shown edged in red on the plan)
Gross Internal Area	
Root of title	Conveyance dated 30 March 1979 and made between (1) The North Western Electricity Board and (2) The Secretary of State for Social Services
Description	Offices
Use	Processing
Registered / Unregistered	Registered
Title Number	GM 179966
Class of title	Title Absolute
Rights to which the property is subject	1. By a lease of easements dated 21 March 1991 between (1) The Secretary of State for Health and (2) Fraserfort Limited for the term of 4,500 years the following rights were granted: a) To erect and maintain the fire escape b) To pass on foot along the fire escape and onto the premises for the purpose of escaping to the road c) To erect and maintain the auto gate d) To erect and maintain a building on the land on the north side of St Georges Road (registered under title number GM110382) with eaves which overhang and discharge rainwater onto 2 St Georges Road e) The right for Fraserfort to enter onto the premises to inspect, repair, renew and decorate the part of the building overhanging 2 St Georges Road causing as little damage and disturbance as possible and making good any damage caused 2. The property is subject rights granted by the lease to North Western Electricity Board which is summarised below.

PDA/9
1 ST GEORGES ROAD
BOLTON
BL1 2EU

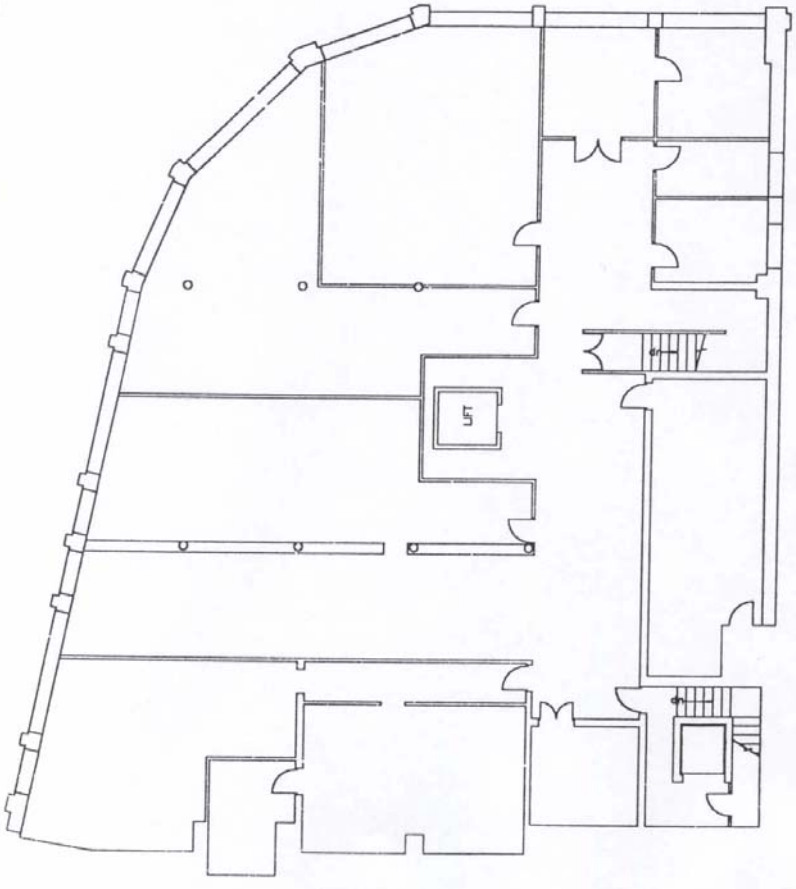
Crown Copyright 1966

SCALE 1:1250 TITLE No GM179966

PPA/9.

A3

2 ST GEORGES ROAD
BOLTON
BL1 2EU



Client : PRESCRIPTION PRICING AUTHORITY

Project : BOLTON LIBRARY DRAWINGS

Title : BASEMENT FLOOR LAYOUT

Cadogan Consultants

Original Scale 1 : 125

Drawing Number 3/WO20/3/B/01

PPA/9

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2 ST GEORGES ROAD
BOLTON
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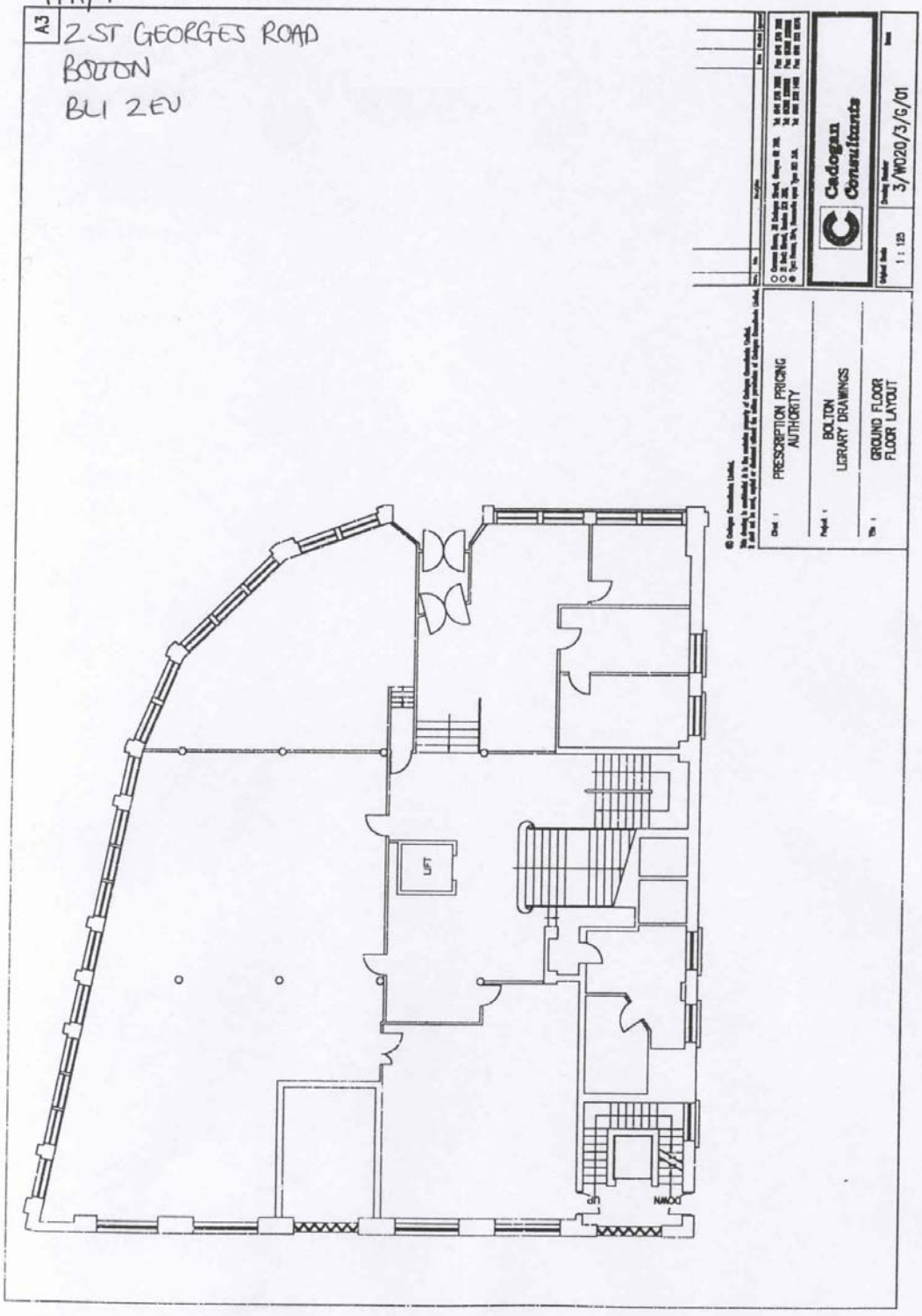

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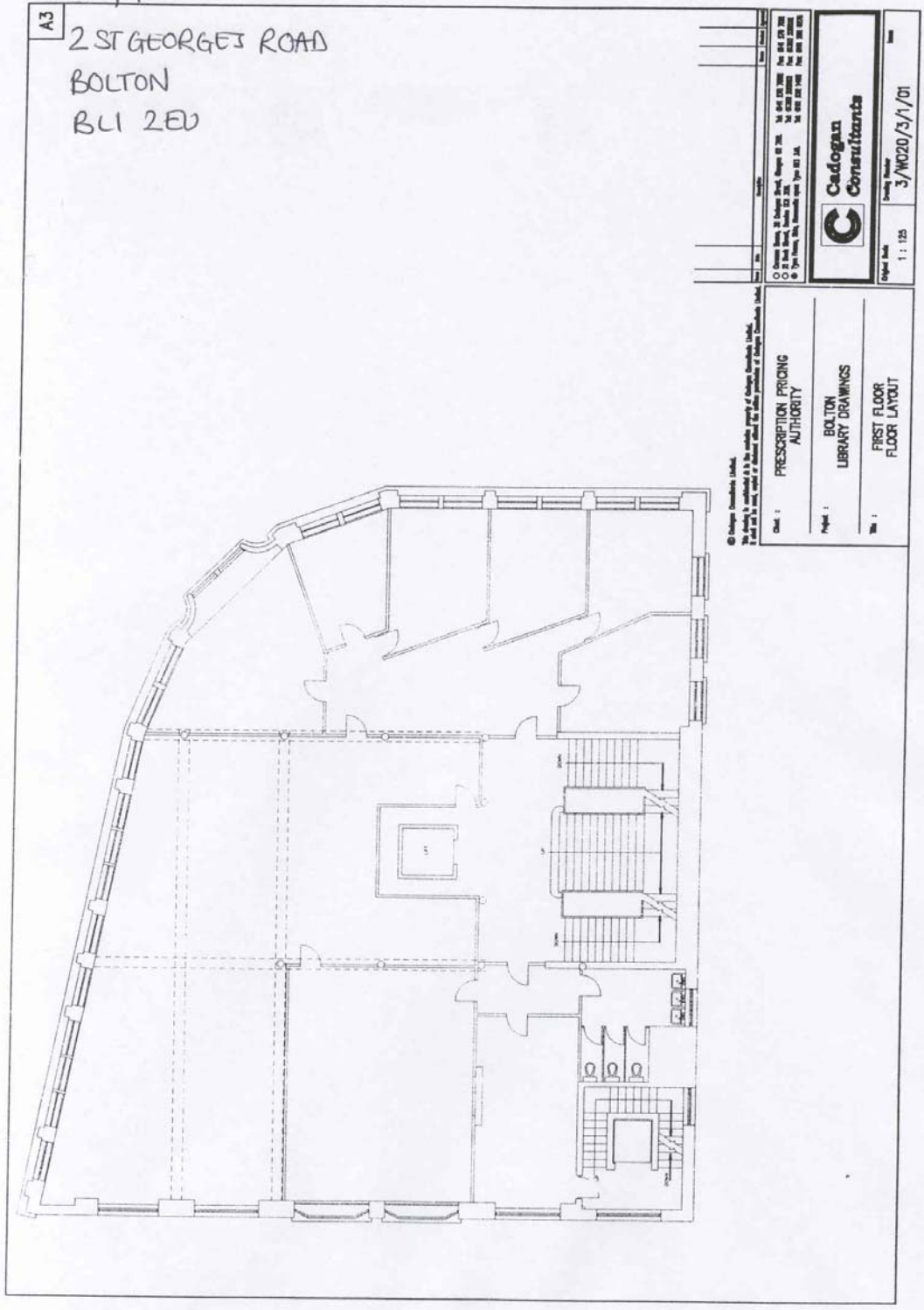
2 ST GEORGES ROAD
BOLTON
BL1 2ED



Rights which benefit the property	The property has the benefit of the rights reserved by the lease to North Western Electricity Board which is summarised below.

SUB TENANCY

Sub-Tenant	North Western Electricity Board
Demised Premises	Room on the ground floor - electricity sub station [shown coloured pink on the attached plan]
Gross Internal Area	
Date of Sub-Lease	30 March 1979
New or old lease for the purposes of Landlord and Tenant (Covenants) Act 1995	Old
Description	Electricity substation
Use	Electricity substation
Registered/Unregistered	[Unregistered]
Term	99 years from 30 March 1979 to 29 March 2078
Break Clause	If the Sub-Tenant ceases to require the demised premises for the purposes of their statutory undertaking and provided that there are no outstanding breaches of the Sub-Tenant's covenants, the Sub-Tenant may determine the Lease by serving not less than six months' written notice.
User	Not to use the demised premises other than for transforming, converting, distributing or controlling electricity for the purpose of the Sub-Tenant's undertaking and at the Sub-Tenant's expense to comply at all times with all statutory requirements.
Rent	5 pence, if demanded
Rent Review	None
Interest on late payment	No provision
Service Charge	None
Insurance	No provision
Repair	The Sub-Tenant covenants to keep the interior of the demised premises and any equipment erected or placed in the demised premises (including the entrance doors and the ventilators) in a neat and tidy condition and in good repair and properly painted where appropriate to

	the satisfaction of the Sub-Landlord.
Decoration	See Repair above
Alteration	The Sub-Tenant may carry out such alterations as they may from time to time require provided that they first obtain the Sub-Landlord's written consent, such consent not to be unreasonably withheld.
Alienation	The Lease contains an absolute prohibition on assigning, underletting or parting with possession of the demised premises or any part of it.
Sub-Tenant's covenants	1. Not to do anything which may be or become a nuisance or annoyance or cause damage or inconvenience to the Sub-Landlord or the tenants or occupiers of neighbouring premises. 2. At the end or sooner determination of the term, at the Sub-Tenant's expense, to remove all electric cables and works placed in, under or upon the demised premises all the green land, making good to the satisfaction of the Sub-Landlord all damage caused. 3. Not to damage or strain any part of the floor of the demised premises by overloading. 4. Not to do or allow anything to be done whereby the insurance premium will be increased and to repay the Sub-Landlord all sums paid by way of increased premiums and all expenses incurred by it in or about the renewal of such policies rendered necessary by the Sub-Tenant's breach of this covenant. 5. To indemnify the Sub-Landlord against all actions, losses, demands etc arising out of the exercise of the Sub-Tenant's rights contained in the Lease or from the execution of such works as are carried out by the Sub-Tenant provided that this indemnity does not extend to injury or damage caused solely by the negligent act or default of the Sub-Landlord or where such injury or damage may be directly attributable to the acts or omissions of the Sub-Landlord. 6. If the Sub-Landlord wishes to redevelop or carry out alterations to the building which necessitate the moving of the electricity substation, the Sub-Tenant covenants to move the substation to a suitable alternative position provided that the Sub-Landlord shall be responsible for all costs incurred in such removal including the establishment of an alternative substation and the diversion of electric cables.
Sub-Landlord's Covenants	See schedule of leasehold property assumptions.
Rights Granted	1. A right of way with or without vehicles and equipment over the land shown coloured green on the

	attached plan. 2. The right to leave in situ, use and maintain existing cables lines conduits ducts pipes and to lay use and maintain new pipes and cables on the green land. 3. A right of way through the ground floor and basement of the building for the purpose of inspecting, maintaining, repairing etc. the pipes and cables provided that this right is only exercised during the daytime when the building is occupied and upon 24 hours prior written notice. 4. The right to open the surface of the green land for the purpose of maintaining, repairing etc. the cables provided that this does not prevent the Sub-Landlord from obtaining access to the building along the green land.
Rights Reserved	None
Forfeiture	The Sub-Landlord may forfeit the Lease if:- 1. the rent is unpaid for 28 days after becoming due; or 2. the Sub-Tenant fails to observe the Sub-Tenant's covenants.