



## 48-58 Melbourne Street, Stalybridge, SK15 2JJ

**Asking Price £850,000**

Fantastic opportunity! Are you looking for a superb investment? We have something very interesting for you.

This prominent block right in the heart of Stalybridge is being offered for sale in its entirety.

There are five shops all of which have tenants with an overall income of in excess of £58,000 per annum.

Also recently refurbished five spacious apartments with tenants in situ. This property is currently achieving £34,500 per annum.

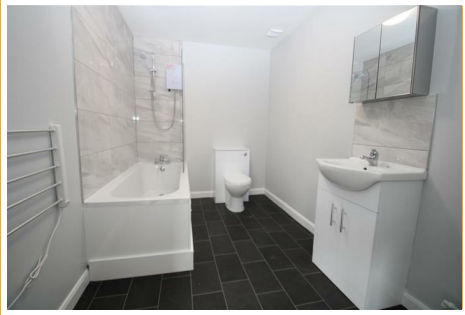
Giving a yearly total of over £92,500.

Each of the shops has long leases, further details of which is available on request.

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, Stalybridge, SK15 2JJ

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## **FIVE OCCUPIED COMMERCIAL PROPERTIES**

### **FIVE APARTMENTS**

#### **COMMUNAL ENTRANCE**

There is a security entry system. Communal stairs and corridors.

#### **OPEN-PLAN LOUNGE/DINER/KITCHEN**

All apartments have stunning open plan space, mostly with views across the Town, the canal and the countryside.

Brand new high gloss kitchens with bright good sized living space. (for example apartment 1 measures 24'7 x 16'9)

#### **DOUBLE BEDROOM**

All have UPVC windows, ceiling spots and electric wall mounted heaters.

#### **MODERN WHITE BATHROOM/SHOWER ROOM**

All have new white three piece suites.

#### **EXTERNALLY**

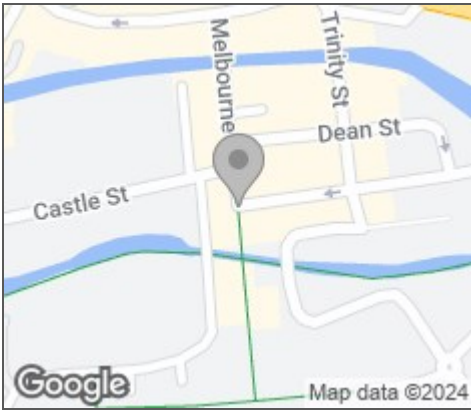
Situated in a central location in Stalybridge, within walking distance of the train station, and close proximity to all the many local amenities on offer including canal walks.

#### **ADDITIONAL INFORMATION**

FREEHOLD

TOTAL YEARLY INCOME OF IN EXCESS OF £92,500 FURTHER DETAILS ON REQUEST.





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: [info@awilsonestates.com](mailto:info@awilsonestates.com) [www.awilsonestates.com](http://www.awilsonestates.com)