



98 Alder Road

Failsworth, Manchester, M35 0QW

Asking Price £289,995



****GOOD SIZED COMMERCIAL PREMISES** **FREEHOLD FOR SALE** **AVAILABLE IMMEDIATELY** **DETACHED GARAGE INCLUDED** **VIEWING RECOMMENDED** **POPULAR LOCATION****

Cousins are delighted to bring to the commercial market this well proportioned ground floor shop with flat above. The ground floor shop is currently used as a Salon with a large shop floor, separate wash room, toilet, beauty room and staff kitchen. The first floor flat comprises of an entrance hallway; open plan lounge/kitchen, two bedrooms and bathroom. The shop is currently leased and generating a income of around £725pcm with the flat producing an additional £650 monthly income giving a combined income of £1375 pcm. Viewing is strongly recommended to appreciate the space available.

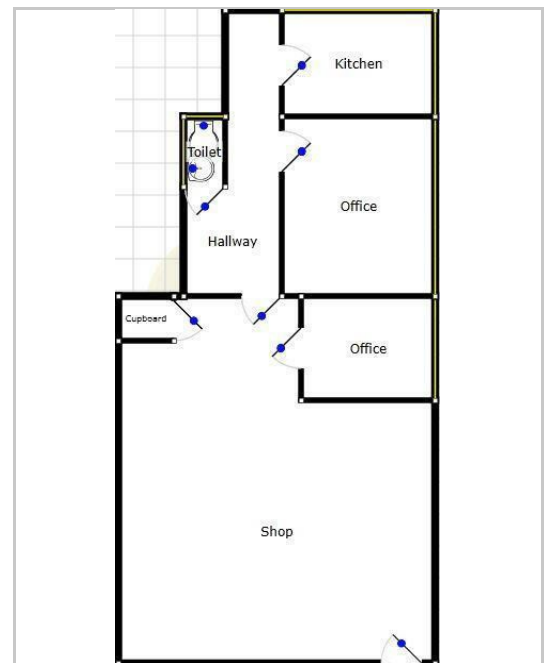
To arrange a viewing please call 0161 681 2371.



Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-101) A			(92-101) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

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