



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.

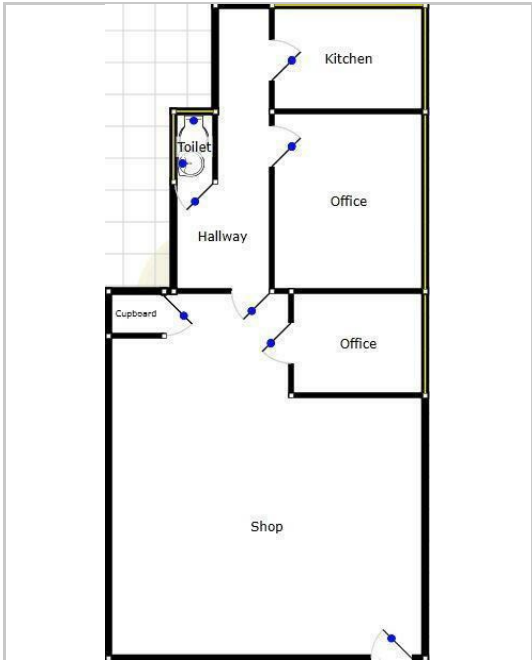
To arrange a viewing please call 0161 681 2371.



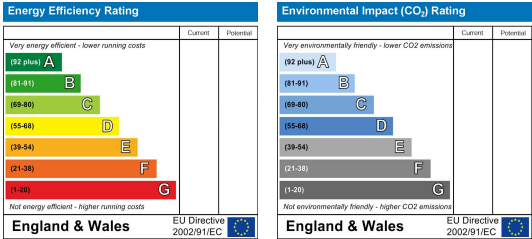
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

