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Energy Efficiency Rating		Current	Potential
£20-25	A		84
£25-30	B		
£30-35	C		
£35-40	D		
£40-45	E		
£45-50	F		
£50-55	G		

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DERBY STREET, DEANE, BL3 6LF



- Mixed use building for sale
- Shop to front which will be vacant
- Rented residential property to rear
- Well presented 4 bed property
- Residential accom. Over 3 levels
- En suite, bathroom, beautiful kitchen
- House rented at £10,380 per annum
- Prominent main road position



Offers Over £300,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
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Incorporating: Wright Dickson & Catlow, WDC Estates

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A mixed use building providing of two separate addresses with commercial retail / office space to the front and a four bedroom residential property with accommodation over three levels accessed from the rear. The commercial property is currently used as a travel agency and is neighbouring a dentist and there are a variety of popular and well used retailers all nearby. Situated on the main road, in and out of the Bolton Town Centre, with exceptional levels of passing traffic by road also foot. The residential property enjoys four bedroom accommodation over three levels with a family bathroom and an en-suite bathroom. The town centre of Bolton is around half a mile away, as is the university of Bolton and superb shopping, leisure and transport facilities. Bolton train station is nearby which directly serves; Manchester, Salford, Blackburn, Preston and Blackpool. The approximate square foot of the commercial premises is around 247sq ft / 23 sq meters, with a rateable valuation of £4,100, though small business rates relief may be applicable for some tenants. The shop accommodation briefly comprises; customer facing / retail space and a staff WC / wash room. The residential element of the property (290a) enjoys accommodation that extends to around 721 sq ft / 67 sq meters, and enjoys well presented accommodation that briefly comprises: superb professionally fitted kitchen/diner, pantry storage room, living room with feature ceiling and stylish lighting, ground floor in hallway. First floor landing there is a master bedroom complete with three-piece and suite bathroom and a separate walk-in wardrobe/dressing room, generous second bedroom and a three-piece white family bathroom suite. The upper floor landing has two additional bedrooms. Externally there is an enclosed yard garden area which provides access to the property from the rear street. The residential property is let on Assured Shorthold Tenancy for twelve months from 15th February 2024 at a rent of £865 per calendar month / £10,380 per annum. With a deposit held with the Deposit Protection Service. There is an electrical certificate in place for 290A which was completed on 15th August 2022 and there is a valid Gas Safety Certificate. The combined square footage of both addresses is around 968 ft.²/ 90 sq meters. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

290:

Front Shop: 16' 10" x 14' 5" (5.12m x 4.40m) The principal space of the shop/office space is at the time of writing used as a travel agency and expands to around 247 sq ft with a notable shop window, quality flooring and neutral decorations. This space may well suit a variety of uses subject to planning permission.

Wc / washroom: Off of the office space is the WC/washroom which is a two-piece suite comprising WC and wash hand basin

Vacant Possession: 290, the commercial element of the building will be sold with vacant possession when the property is sold. The estimate is that this space will rent for around £10,000 per annum. While the residential element of the property will be sold tenanted.

290a:

Kitchen / Diner: 25' 2" x 6' 9" (7.66m x 2.06m) A quality professionally fitted kitchen with an excellent range of matching drawers, base and wall cabinets, stylish double oven/grill, gas hob with matching extractor over, stainless steel single bowl sink and drainer, 2 UPVC windows and 2 UPVC entrance doors, plumbing for an American fridge/freezer, plumbing for a washing machine and a dishwasher, quality floor tiling with stylish ceramics to the wall, door to the rear opens up into a pantry room.

Living Room: 13' 0" x 14' 3" (3.97m x 4.35m) Double doors from the kitchen/diner open up into the living room with UPVC window, radiator, quality flooring and thoughtful design ceiling with stylish feature lighting options.

Inner Hallway: The hallway provides staircase up to the first floor and also the location of the door which can adjoin the residential property to the rear with the commercial property to the front.

First Floor Landing: Stairs off to the first floor.

Master Bedroom: 12' 11" x 10' 5" (3.93m x 3.17m) Neutrally decorated with UPVC window to front, radiator and walk in wardrobe / dressing room.

En-Suite: White three-piece bathroom suite comprising: WC, wash hand basin with storage space below and a bath with both handheld and overhead shower options.

Bedroom Two: 21' 5" x 7' 4" (6.52m x 2.24m) Generously sized bedroom with UPVC window to the side and a large double glazed sky window complete with fitted blind, radiator, neutral decorations.

Bathroom: 6' 8" x 5' 11" (2.04m x 1.81m) White modern three-piece family bathroom suite comprising: wash hand basin with built-in storage space, dual flush WC and bath with both handheld and overhead shower options complete with a fitted glass shower screen, heated towel rail, UPVC window, extractor, ceramic wall tiling.

Upper Floor Landing: Provides access to both bedroom three and bedroom four.

Bedroom Three: 16' 2" x 14' 3" (4.93m x 4.35m) Situated at the front of the property and enjoys the pitch style dormer window with a UPVC window, radiator, quality carpet, neutral decorations.

Bedroom Four: 5' 4" x 13' 3" (1.622m x 4.05m) Radiator, double glazed sky window, quality carpets, neutral decorations.

External Space: To the rear of the residential area is a fully enclosed yard which provides access to the residential property.

Chain Details: The property sold with no further upward chain.

Important note: There is one supply of electricity to both addresses with the main meter being to the residential property and a sub meter to the commercial premises. The commercial premises does not have gas central heating. The lower floor the residential property does. The commercial element of the property (290) will be sold with vacant possession although the residential element of the property will be sold with a tenant in place.

Tenure: Cardwells Estate Agents Bolton premarketing research indicates that the property is Leasehold enjoying a term of around 999 years from March 1880, the annual ground rent charge is approximately £5 per annum.

Council Tax: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that for 290a the Council Tax Band is A at an annual cost of around £1,432 per annum.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

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