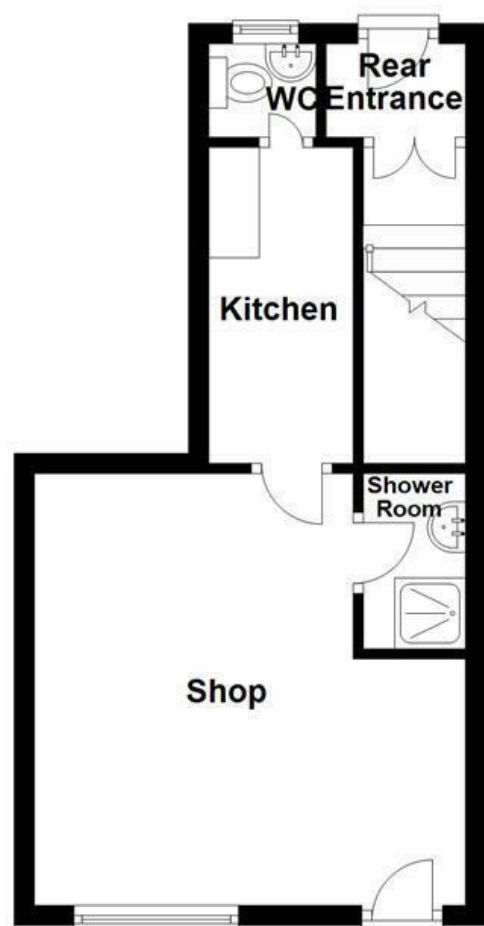
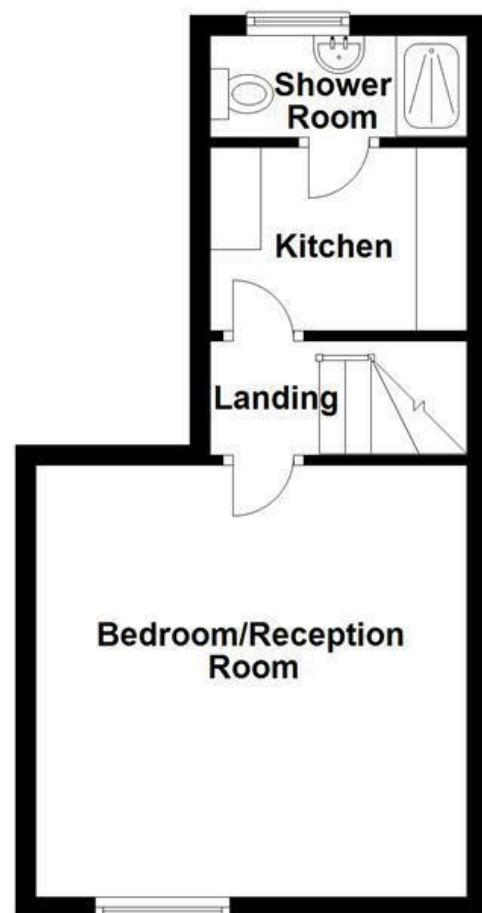


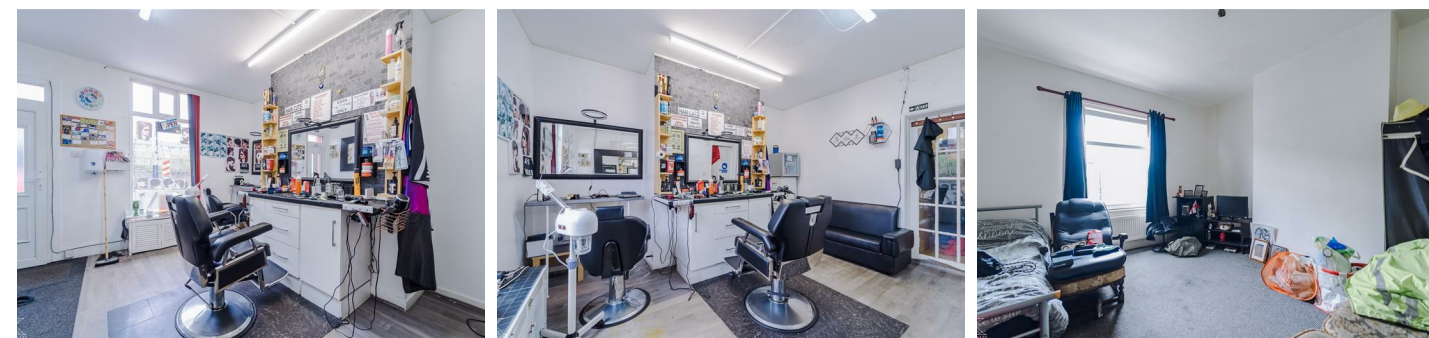
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Oldham Road, Rochdale, OL11 1AG

£125,000

INVESTMENT OPPORTUNITY FOR A SHOP AND ONE BEDROOM FLAT

Keenans are welcoming to the market this fantastic investment opportunity for a high street shop with first floor one bedroom flat above. Situated in the centre of Rochdale and currently a barber shop, this is a fantastic opportunity for an investor looking to expand their portfolio. Also benefiting from parking to the rear.

The property comprises briefly; entrance into the main shop that has doors to a shower room and kitchen. The kitchen leads through to the rear hall that has access to a WC, door to the rear and door with stairs leading to the flat. The first floor landing houses doors to the living/bedroom area and a door to the kitchen that leads through to the shower room. Externally to the rear is parking for multiple vehicles.

For further information or to arrange a viewing please contact our Rochdale team at your earliest convenience.

# Oldham Road, Rochdale, OL11 1AG

£125,000



- Shop With First Floor Flat
- Business Opportunity
- One Bedroom/Reception Room
- Two Kitchens
- Parking For Shop At Rear
- Leasehold
- Council Tax Band - Flat: A
- EPC Rating - Flat: C

## Ground Floor

### Shop

13'11 x 13'10 (4.24m x 4.22m)

UPVC entrance door, UPVC double glazed window, central heating radiator, wood effect flooring and doors to kitchen and shower room.

### Kitchen

10'3 x 4'1 (3.12m x 1.24m)

UPVC double glazed window, base units, stainless steel sink and door to rear hall

### Rear Hall

Doors to staircase for the flat, door to WC and UPVC double glazed door to rear.

### WC

3' x 2'10 (0.91m x 0.86m)

UPVC double glazed frosted window, low level WC, pedestal wash basin and part tiled elevation.

### Shower Room

5'8 x 3'4 (1.73m x 1.02m)

Pedestal wash basin, direct feed shower with rinse head, part tiled elevation and laminate flooring.

## First Floor

### Landing

Doors to kitchen and bedroom.

### Bedroom/Living Area

14' x 14' (4.27m x 4.27m)

UPVC double glazed window and central heating radiator.

### Kitchen

7'6 x 6'9 (2.29m x 2.06m)

Gloss wall and base units with laminate worktops, space for oven and hob, stainless steel sink and draining board, plumbed for washing machine, space for fridge and door to shower room.

### Shower Room

6'8 x 3'4 (2.03m x 1.02m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin, direct feed shower, part tiled elevations and tiled flooring.

## External

### Rear

Parking for the shop.

