

**Manchester Road, Castleton OL11 2SP**  
**Offers in the region of £170,000**



**ADAMSONS BARTON KENDAL** are pleased to bring to the market this fabulous investment opportunity in the form of a ground floor shop and premises, currently let out on a business tenancy for a period of 5 years, with a break clause after 2 ½ years at a rental figure of £660 per calendar month. In addition, there is a wonderful 2 bedroomed first floor apartment, which is let out on an assured short hold tenancy agreement with an income of £675 per calendar month - due to increase to £695 in April 2025. The property itself is well presented internally and is situated in the heart of Castleton Village, conveniently positioned for access to all the usual local amenities. The property is just a 5 minute walk from Castleton Train Station with commuter links to Manchester and beyond.

**\*Fabulous Investment Opportunity\***

**Head Office - 122 Yorkshire Street**  
ROCHDALE  
Lancashire  
OL16 1LA  
Tel : (01706) 653214

**Middleton Office – 13 Long Street**  
Middleton  
M24 6TE  
Tel : (0161) 643 0777

## **THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### **Ground Floor - Floor area of approximately 505 sq.ft. (47 sq.mtrs)**

Front OFFICE

KITCHEN - Range of wall and base units with integrated fridge, microwave and 2 ring hob, Quooker hot water tap

Separate WC - low level wc, wash hand basin, storage cupboard

### **Basement - Floor area of approximately 450 sq.ft. (42 sq.mtrs)**

CELLAR ROOM 1

CELLAR ROOM 2

Rear STORE

## **The Apartment**

The apartment is accessed via the rear yard.

### **Ground Floor**

KITCHEN - single drainer sink unit, range of modern wall and base units with built in oven, hob and extractor hood, stairs to first floor

### **First Floor**

LANDING

HALL

LOUNGE

BEDROOM 1

BEDROOM 2

BATHROOM - panelled bath with shower above, pedestal wash hand basin, low level wc - matching suite in white

### **Externally**

There is a rear yard



## ADDITIONAL INFORMATION

Rateable Value for 864 Manchester Road - 6,400 per annum

Council Tax Band for 864a Manchester Road - Band A

Tenure - Leasehold

EPC rating for 864 Manchester Road - C70

EPC rating for 864a Manchester Road - D67

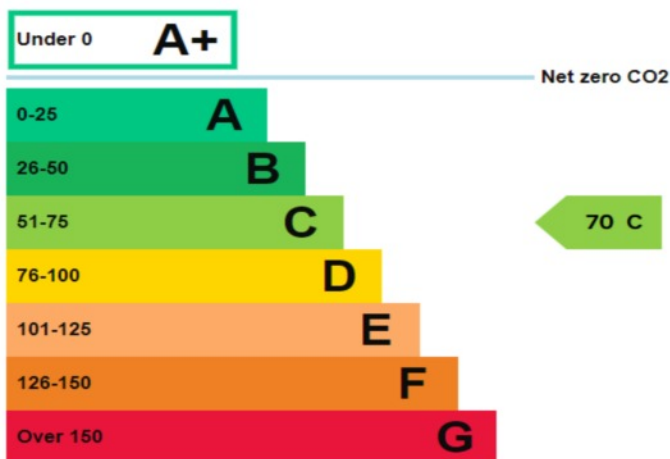
Subject to contract - the property is offered subject to formal contract

**PLEASE NOTE : the covenants within the lease, affecting the use of the property, say that it should not be used :**

**(a) for various antiquated trades (eg a working chemist, slaughterhouse or distillery) or any other offensive trade**

**(b) as a newsagent, tobacconist or convenience store**

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

w - [abkproperty.co.uk](http://abkproperty.co.uk)

e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1<sup>st</sup> March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification