

Benfield Street, Heywood OL10 1BB

Offers invited in the region of £165,000

*** A FABULOUS INVESTMENT OPPORTUNITY ***



ADAMSONS BARTON KENDAL are pleased to bring to the market this wonderfully located corner shop, situated on the corner of Bentfield Street and Hind Hill Street, in the heart of Heywood, with an attached 3 bedroomed terraced house with 2 reception rooms and a kitchen. The property is irregular in shape and does require a degree of upgrading and modernisation, but this general store / off licence would provide prospective purchasers with a cozy home and a thriving business. The property is offered for sale with vacant possession and early viewing comes highly recommended.

Head Office - 122 Yorkshire Street
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Lancashire
OL16 1LA
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M24 6TE
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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

SHOP - 7.8 x 3.5 metres (average) - A triple shop front, on the corner of Bentfield Street and Hind Hill Street, irregular layout with a range of perimeter shelving, counters and fridges etc.

STORAGE AREA 4.4 x 1.7 metres

LOUNGE - 4.4 x 3.7 metres - Feature timber fireplace

MORNING ROOM / DINING ROOM - 2.4 x 3.7 metres (average)

KITCHEN - 2.4 x 3.0 metres (average) - 1 ½ bowl sink unit, range of wall and base units with complementary work surfaces, integrated washing machine and dryer, part tiled walls

FIRST FLOOR

BEDROOM ONE - 4.1 x 2.9 metres - fitted mirrored wardrobes

BEDROOM TWO - 4.9 x 3.1 metres (average)

BEDROOM THREE - 4.7 x 3.0 metres (average)

BATHROOM - 2.4 x 3.7 metres - Panelled bath with shower above, pedestal wash hand basin, low level wc - matching coloured suite

BASEMENT

CELLAR ROOM ONE - 7.6 x 4.4 metres

CELLAR ROOM TWO - 4.8 x 4.0 metres (average)

CELLAR ROOM THREE - 2.6 x 3.6 metres (average)

EXTERNALLY

There is a side rear yard

ADDITIONAL INFORMATION

Rateable value for the shop - £3,350

Council Tax Band - A

Tenure - Leasehold

Energy Performance Rating - TBC

SUBJECT TO CONTRACT

The property is offered subject to formal contract



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



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