

## 67 Church Street Westhoughton, Bolton, BL5 3RZ

OFFERED TO THE MARKET..... Building only. Shop and residential premises, comprising of a shop premises with a sizable reception and two further offices, kitchen and wc. To the 1st floor is a three bedroom flat with tenants in situ.

POTENTIAL RENTAL INCOME

SHOP/OFFICES £9,300  
THREE BED FLAT £9,600

7.5% YIELD

**Open To Offers £250,000**

# 67 Church Street

Westhoughton, Bolton, BL5 3RZ



- LARGE OFFICE PREMISES
- NEWLY FITTED SOFFITS & FACIAS
- GOOD SIZE CELLAR BELOW THE RECEPTION
- RECEPTION AND TWO OFFICES
- OCCUPYING A CORNER PLOT
- POTENTIAL ANNUAL RENTAL INCOME £18,900
- THREE BEDROOM SELF CONTAINED FLAT ABOVE
- WELL PLACED FOR ALL LOCAL AMENITIES

## RECEPTION

## HALLWAY

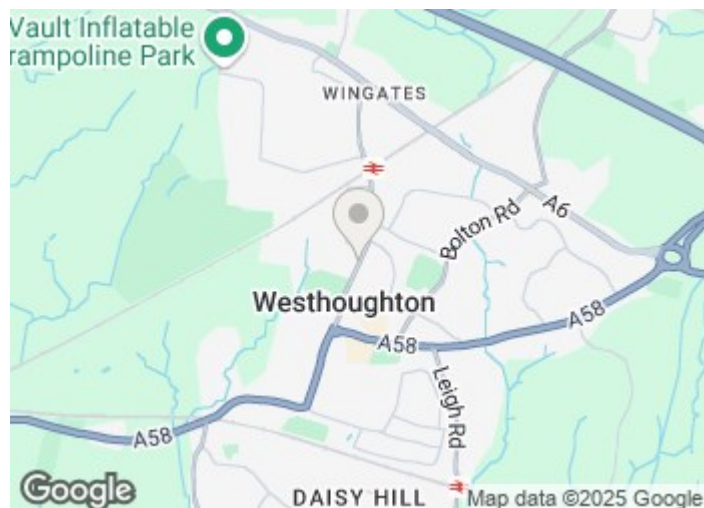
## OFFICE TWO

## MAIN OFFICE

## KITCHEN

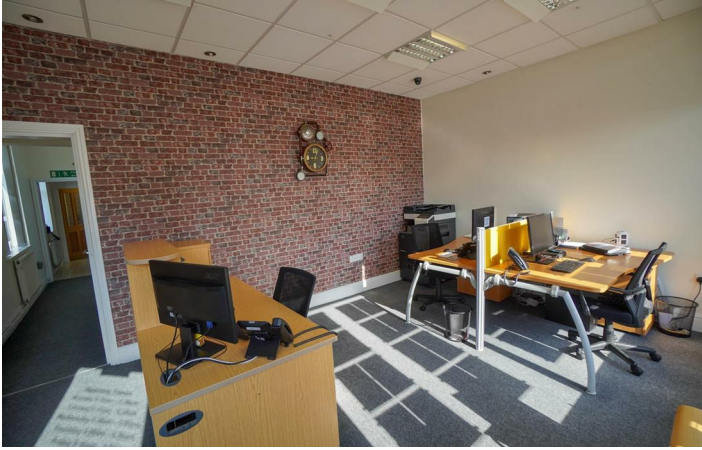
## TOILET

## EXTERIOR



Directions







Floor Plan



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.

67 Church Street, Westhoughton, Bolton, BL5 3RZ  
Tel: 01942 842409 Email: [lettings@copelandsproperty.co.uk](mailto:lettings@copelandsproperty.co.uk) [www.copelandsproperty.co.uk](http://www.copelandsproperty.co.uk)

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