

**For Sale**  
OIRO £195,000



# Shop & 2-Bed Maisonette Investment

1,253 SQ FT (116.4 SQ M)

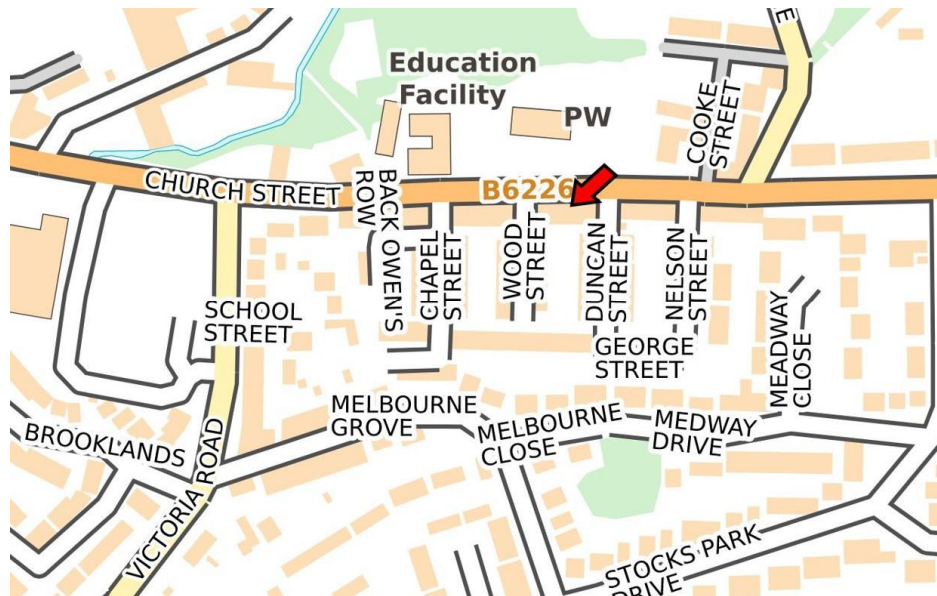
📍 30/30A CHURCH STREET, HORWICH, BOLTON, BL6 6AD

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Shop and maisonette investment property
- Well regarded mixed-use location, on the fringes of Horwich Town Centre
- Attractive three storey property
- Ground floor cafe tenant
- Self-contained 2 bed maisonette with rear access
- Currently producing £11,820 per annum, with ERV of £13,620 per annum
- Situated on public transport route
- Approximately 1/3 of a mile from Horwich Town Centre
- Walking distance of Horwich Leisure Centre
- Offers in the Region of £195,000 (for the Freehold Interest)



## LOCATION

The property is located prominently fronting Church Street (B6226), a continuation of Chorley Old Road, approximately 1/3 of a mile East of Horwich Town Centre. The immediate area is a popular mixed-use area, including uses such as Pubic House, Restaurant, Cafe, Hair & Beauty, offices and residential. Horwich Parish Church and Primary School are directly opposite, whilst Horwich Leisure Centre is a short walking distance of the property. Church Street is a busy public transport route, providing bus links into Horwich and Bolton.

## DESCRIPTION

The premises comprise a substantial three storey, pavement fronted mid-terraced property of traditional masonry construction, set beneath a pitched and slated roof covering.

The accommodation is arranged over ground, first and second floor levels and extends in total to approximately 1,250 sq ft.

At ground floor level, there is a self-contained retail unit, currently occupied as a cafe. The accommodation includes retail/seating area with display window, plus sales counter and kitchen/preparation area at the rear. There is a external WC facility.

The maisonette (30a) is accessed at the rear via an external steel staircase situated within the enclosed yard. The accommodation provides for 2 double bedrooms, both of which are situated at second floor level. At first floor level there is a kitchen, lounge and family bathroom incorporating a 3-piece suite. Overall, the maisonette accommodation would benefit from a cosmetic uplift.

Heating to the maisonette is provided via a gas combi-boiler to wall mounted panel radiators. The windows and doors are fitted in upvc with double glazed units.

## SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor - Shop	42.73	460
First Floor - Maisonette	39.58	426
Second Floor - Maisonette	34.09	367
<b>Total</b>	<b>116.4</b>	<b>1,253</b>

## SALE PRICE

Offers in the Region of £195,000.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £4,550, with effect from 1st April 2023.

The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £. 100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority.

## COUNCIL TAX

The residential maisonette is accessed as a Band A property and we understand will pay an annual Council Tax Charge for the 2024/2025 financial year of £1,451.39.

## TITLE/TENURE

Our client (The Vendor) is in the process of acquiring the Freehold. The property will be sold with the benefit of a Freehold Title.

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

## TENANCIES

The ground floor is let to a private individual on an informal arrangement with no written lease. The Tenant pays a rental of £400 per calendar month. £4,800 per annum exclusive.

The maisonette is let to a private individual by way of a 12 month Assured Shorthold Tenancy Agreement from 01/03/2024. The rental is £585 per calendar month/£7,020 per annum. A deposit of £500 is held.

## EPC

The ground floor commercial element has a current Energy Efficiency Rating of D(87). The certificate is valid until 9th September 2031. The maisonette has a current Energy Efficiency Rating of D(56). The certificate is valid until 19th February 2034.



## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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