

330 Union Road, Oswaldtwistle, BB5 3JD

Price £90,000

Council Tax Band: A



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The Wolf & The Raven! This commercial property boasts a prime location on the bustling main road, ensuring excellent visibility for the shop downstairs. The ground floor features a stylish tattoo parlour, with a welcoming shop front that catches the eye of passersby. To the rear of the shop, there's a convenient utility/storage room, providing ample space for equipment and supplies.

Ascending to the upper floor, you'll find a charming one-bedroom apartment. The living room is a grand size and has access to the well-appointed kitchen arranged in a horseshoe configuration. The kitchen is equipped with modern amenities, including an electric oven and hob, nestled within matching wall, base, and drawer units.

Convenience is key in this apartment, with a separate WC and hand wash basin ensuring ease of living. The bedroom provides a comfortable sanctuary, complete with a shower room featuring a shower and hand wash basin

Adding to the appeal of this property is the fact that it comes with a sitting tenant, providing a steady source of income for the new owner. Furthermore, the recent installation of a new roof ensures peace of mind regarding maintenance and longevity. The property is fully occupied and brings a yield close to 9%.



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