



**Four Storey Premises Comprising A Shop & Two Bedroom Flat.  
Located In Tottington. An Ideal Investment Opportunity.**

**72 Market Street**

Tottington, Bury, BL8 3LJ

High Street Retail

**FOR SALE**

**1,280 sq ft**

(118.92 sq m)

- MIXED USE PREMISES
- SET OVER FOUR FLOORS
- TWO STOREY SHOP
- TWO BEDROOM FLAT
- IDEAL INVESTMENT
- TENANTS IN SHOP AT £900PCM

Where your business belongs

# 72 Market Street, Tottington, Bury, BL8 3LJ

## Summary

Available Size	1,280 sq ft
Price	£230,000.00
Rates Payable	£2.18 per sq ft Under small business rates payable will be zero.
Rateable Value	£5,600
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Estate Charge	N/A
EPC Rating	Upon enquiry

## Description

An ideal investment opportunity located in the heart of Tottington.

The property is set over four floors and comprises a two bedroom flat and a shop area set over two floors. The shop area is currently let at £900pcm with the lease running until March 2024 (the landlord has indicated that the tenants would like to stay). The flat has a separate entrance via steps to the rear and will be vacant on completion.

Shop Area - 9m x 4.7m

Has been split in to a reception area and four beauty/treatment rooms.

Rear Of Shop 2.61m x 2.28m

Has a kitchen & W.C..

Cellar 4.19m x 3.68m

Is used as a beauty room.

Flat

Hallway

Has an external door, radiator and ceiling light point.

Lounge 5m x 4.9m

Has had a partition put down the middle which can be removed and has a double glazed window, radiator and ceiling light point.

Kitchen/Diner 5m x 2.41m

Has two double glazed windows, radiator, two ceiling light points, wall and base units with work surfaces and a single sink unit with drainer.

Bedroom One 4m x 2.5m Max

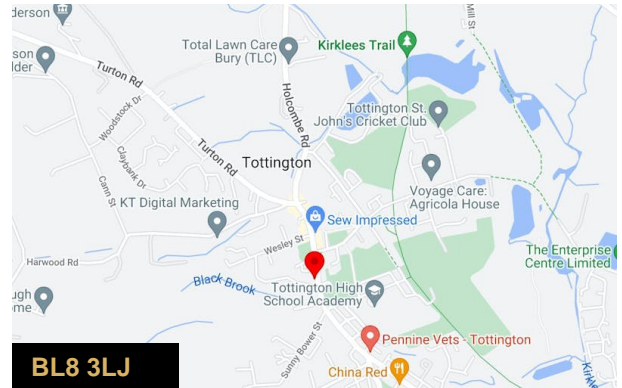
Has a double glazed window, radiator and ceiling light point.

Shower Room

Has a double glazed window, heated towel rail, ceiling light point and a three piece suite with a shower, W.C. and sink.

Second Floor Bedroom 5m x 4.7m Max

Has a velux style window, radiator, ceiling light point and Eaves storage.



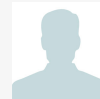
## Viewing & Further Information



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Tenure - Leasehold with remaining of 999 years.

Rates - £5,600PA, however rate relief may apply.

Council Tax (for flat) - A.

EPC - On order.

### **Location**

The property is located in Tottington centre with a prime main road corner position.