



£250,000 PCM

98 Alder Road, Failsworth, Manchester, M35 0QW

TO LET

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****GOOD SIZED COMMERCIAL PREMISES** **FREEHOLD FOR SALE** **AVAILABLE IMMEDIATELY** **DETACHED GARAGE INCLUDED** **VIEWING RECOMMENDED**
****POPULAR LOCATION******

Cousins are delighted to bring to the commercial market this well proportioned ground floor shop with flat above. The ground floor shop is currently used as a Salon with a large shop floor, separate wash room, toilet, beauty room and staff kitchen. The first floor flat comprises of an entrance hallway; open plan lounge/kitchen, two bedrooms and bathroom. The shop is currently leased and generating a income of around £725pcm with the flat producing an additional £650 monthly income giving a combined income of £1375 pcm. Viewing is strongly recommended to appreciate the space available.

To arrange a viewing please call 0161 681 2371.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

