

BOOTHFOLD HOUSE, BOOTH PLACE, BOOTH STREET, ROSSENDALE, LANCASHIRE, BB4 9BD



RESIDENTIAL INVESTMENT

- **REVERSIONARY INVESTMENT**
- **CURRENT INCOME £30,240 PAX**
- **ERV £35,040 PAX**
- **ATTRACTIVE LOCATION**

LOCATION

The property is situated on Booth Road in Waterfoot. Booth Road is an attractive residential area of Rossendale. Booth Road runs parallel to the A681 Bacup Road and provides access from the Newchurch area of Waterfoot up to Stacksteads.

Waterfoot is a small town within the Rossendale Valley, Rossendale, which has a population of 70,800.

DESCRIPTION

The property comprises of a substantial former detached house which is now part of a small terrace. It is a well-proportioned and attractive traditional stone building with a slate roof. The property provides accommodation on ground, first and second floors.

The windows are dark grey UPVC with mock sliding sashes. The property is garden fronted and has spare land to the rear.

The unit incorporates six self-contained, one bedroom flats, all of which are refurbished and self-contained. This property has been in the same ownership for a considerable number of years.

SERVICES

All mains services are installed.

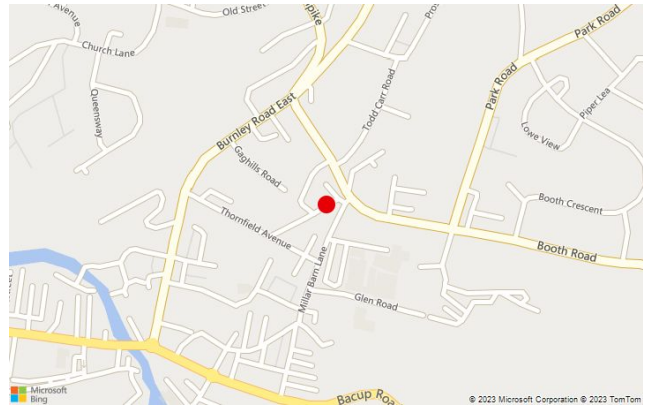
SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

TENURE

The property is freehold and held under a number of different titles. The property is let on six protected shorthold tenancies, producing a total income of £30,240 pax, with each party responsible for their own bills.

The estimated rental value is £35,040 per annum and a Schedule of Tenancies is available on request.



PRICE

Price £500,000

LEGAL FEES

Each party to be responsible for their own legal fees.

EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

VIEWING

Strictly by appointment with the Sole Agents:
Nolan Redshaw

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@nolanredshaw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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