

307 BOLTON ROAD, BURY, BL8 2PD



RETAIL AND RESIDENTIAL INVESTMENT

1,050 Sq Ft (97.54 Sq M) PLUS 2 FLATS

- RARE OPPORTUNITY
- MAIN ROAD FRONTAGE
- FULLY LET



0161 763 0828



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LOCATION

The premises is situated fronting the very busy Bolton Road, which is the A58 and links Bolton to Bury. The property is approximately 1.5 miles to the West of Bury Town Centre.

Bolton is approximately 4 miles to the West. The property is an end of terrace and is on the junction with White Street.

DESCRIPTION

The property comprises of two ground floor self contained units, one of which fronts Bolton Road and the second retail premises fronts White Street, there are two flats above. Two residential apartments are at first floor level and accessed separately via White Street.

Barber Shop

The front shop unit is double fronted, with a UPVC shopfront. The shop fit is attractive and has feature LED lights, the unit has a WC and wash basin to the rear, there is a small cellar beneath. The main retail area provides a modern barber shop.

Beauticians

The side retail unit has a tiled floor, LED and feature lights, one treatment room with tiled floor and one Velux roof light window, there are kitchen and toilet facilities and a suspended ceiling with LED lights. The lease has just been renewed.

Residential Accommodation

At first floor level there is a two bed and a one bed flat that are accessed from a separate entrance on White Street. Both are held on shorthold tenancies.

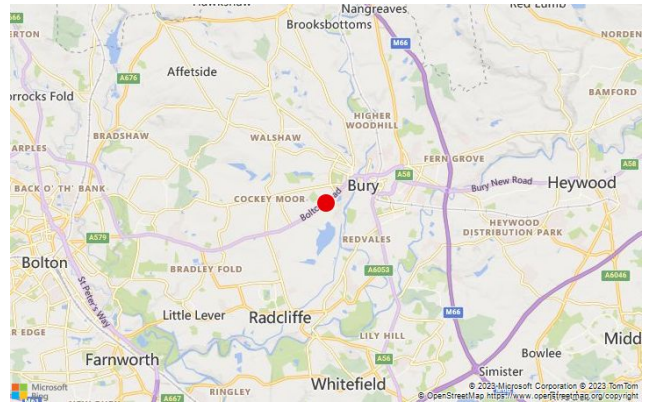
ACCOMMODATION

Unit	Sq. Ft.	Sq. M.
Front Shop	425	39.58
Rear Shop	652	60.65
2 Bed Flat	Not Measured	
1 Bed Flat	Not Measured	
Total Area	1,050	97.54

(Measurements to be confirmed)

PRICE

£315,000



TENANCY SCHEDULE

Unit	Tenant	Term	Rental
Front Shop	Mr Bari	3 years from the 1 st May 2023	£9,360 pax
Side Unit	Rachel Holmes	New 5-year lease, just signed.	£850 pcm £10,200 pax
First Floor			
2 Bed Flat			£460 pcm
1 Bed Flat			£460 pcm
Total Income			30,600 pax

SERVICES

We understand all main services are fitted to the premises and are separately metred.

SERVICES RESPONSIBILITY

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

TENURE

We understand the property is long leasehold, with a ground rent of approximately £15 per annum.



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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EPC

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

BUSINESS RATES

We understand the rateable value to be as follows:

Front Unit £7,800 per annum (Barber Shop)
Rear Unit £6,800 per annum. (Beauticians)

VAT

The property is not elected for VAT.

LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWING

Strictly by appointment with the sole agents.

Nolan Redshaw

Contact: Paul Nolan
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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.



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H. M. LAND REGISTRY

NATIONAL GRID PLAN

SD 7810

SECTION M

BURY

Scale 1/1250

COUNTY OF GREATER MANCHESTER

BURY DISTRICT

BURY ~~COUNTY-BOROUGH~~



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Filed Plan of Title No. **LA 114105**



0.022 acres

0.009 ha