

**Super Pound Store, Argyle Parade, Heywood, OL10 3RY**

**£120,000**

**Council Tax Band:**



Investment Opportunity !!!  
Rental  
£1053 PCM  
10.5% Yield

Nestled in the vibrant area of Argyle Parade, Heywood, this commercial property presents an exceptional investment opportunity. Currently leased to a reliable tenant, this shop is generating an impressive yield of 10.5%, making it an attractive option for those looking to expand their portfolio or enter the commercial property market.

The property benefits from its prime location, which is known for its foot traffic and accessibility, ensuring a steady flow of customers for the tenant. This not only enhances the value of the investment but also provides peace of mind for the discerning buyer.

With a solid lease in place, this property offers a hassle-free investment, allowing you to enjoy the benefits of rental income without the immediate need for management or upkeep. The commercial nature of the property also opens up various possibilities for future growth and development, should you wish to explore those avenues.

In summary, this commercial shop on Argyle Parade is a sound investment opportunity, combining a strong yield with a strategic location. Whether you are an experienced investor or new to the market, this property is worth considering for its potential to deliver consistent returns.



Open House South East Manchester



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	