

ROCHDALE ROAD, BURY, BL9 7BA



- Commercial Investment Opportunity
- Two Well Established Shops
- Two Bed First Floor Apartment
- Sold with Tenants in Situ
- Long Tern Potential
- Early Viewing Advised
- Close to Bury Town Centre



£300,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents in Bury are delighted to present to the market this exceptional commercial investment opportunity, occupying a highly prominent position on a busy main road leading directly into Bury Town Centre. Offering an attractive mixed-use investment with established tenants already in situ, this is an ideal purchase for investors seeking an immediate income-producing asset with long-term potential. The property currently comprises two thriving ground floor commercial premises, occupied by a modern barber shop and a well-established tattoo studio, together with a spacious two-bedroom self-contained first floor apartment. The property generates a combined annual rental income of £19,440 per annum, with potential to increase this return from three separate income streams. The modern barber shop benefits from an attractive glazed frontage, creating excellent visibility to passing traffic and pedestrians. Internally, the premises are well presented and include a welcoming customer area, kitchenette and separate WC facilities. Adjacent to the barber shop is the popular tattoo studio, which offers a generous front reception/workspace along with two further private studio rooms to the rear, providing versatile accommodation suitable for a variety of commercial uses. Positioned between the two commercial units is a private entrance leading to the first floor apartment. The residential accommodation is spacious and well laid out, comprising a comfortable lounge, fitted dining kitchen, two generous double bedrooms and a family bathroom, making it an attractive rental proposition. Situated on one of Bury's main arterial routes, the property enjoys excellent exposure, high levels of passing traffic and convenient access to Bury Town Centre, local amenities and transport links. The combination of strong tenant demand, an established rental income and a prominent location makes this an outstanding investment opportunity that is rarely available. Early inspection is highly recommended to fully appreciate both the quality of the accommodation and the investment potential on offer. To arrange an accompanied viewing, please contact Cardwells Estate Agents Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Barbers Shop

Shop Floor 27' 3" x 15' 10" (8.3m x 4.83m) Glass fronted. Tiled flooring. Lighting and power.

Kitchenette 7' 3" x 6' 11" (2.2m x 2.1m) Door to rear. Stainless steel sink and drainer with worktop space. Ceiling light point.

WC Low flush wc. Wash hand basin. Ceiling light point.

Tattoo Shop:-

Reception Area 12' 2" x 11' 11" (3.7m x 3.63m) UPVC double glazed window and door to front. Ceiling light points. Door to 2nd shop floor area.

Shop Floor 11' 10" x 10' 10" (3.6m x 3.3m) Storage cupboard. Ceiling light points. Door to studio.

Studio 14' 9" x 14' 5" (4.5m x 4.4m) Ceiling light points.

1st Floor Flat:- UPVC front door leading to inner hardwood door. Stairs to first floor. Ceiling light point.

Lounge 15' 11" x 11' 10" (4.86m x 3.6m) UPVC double glazed window. Radiator. Ceiling light point.

Kitchen 11' 10" x 11' 10" (3.6m x 3.6m) A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumber for washing machine. Space for fridge and freezer and dryer. Ceiling light point.

Bathroom 11' 10" x 6' 0" (3.6m x 1.83m) Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Radiator. Extractor fan. Spot lighting.

Bedroom 1 15' 5" x 15' 1" (4.7m x 4.6m) Ceiling light point. Radiator. Shower cubicle with overhead shower.

Bedroom 2 15' 9" x 11' 10" (4.8m x 3.61m) UPVC double glazed window. Radiator. Ceiling light point.

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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