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**BOLTON ROAD, SWINTON, M27 8FH**



- Retail outlet ground floor cafe 600 ft.<sup>2</sup>
- Upstairs 1 bed flat with separate access
- 2 Garages at the rear of the building
- Annual gross income £17,820 per annum
- Prominent main road position
- Ideal investment opportunity
- Current rateable value £5,100
- Viewings highly recommended!



**Auction Guide Price £145,000**

**BOLTON**

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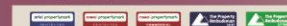
**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents Bolton in conjunction with our auction partners Pugh and co are delighted to offer to the market a wonderful opportunity to purchase this ground floor retail outlet and upstairs flat with 2 garages to the rear which is currently generating an annual gross income of £17,280 per annum as follows. The ground floor cafe is approximately 600 ft.<sup>2</sup> and we are advised that the lease is 3 years with an option to renew for a further 3 years, current annual rent of £8,100 per annum with a £25 month annual increase with the next increase October 2025. The current rateable value is £5,100. The upstairs flat is currently on a rolling assured shorthold tenancy basis of £650 per calendar month, £7,800 per annum. In addition there are 2 garages to the rear of the property which are currently generating an annual income of £1,380 per annum. Occupying a prominent main road position in Pendlebury and with readily available on road parking, the building has recently undergone a full renovation including a new roof in 2023. As such there is much to admire and a personal inspection comes with our highest recommendations to appreciate all on offer by ringing Cardwells Estate Agents Bolton on 01204381281, seven days a week or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Ground floor retail outlet:** Rolling shutters and reinforced glass door into

**Customer seating/eating area:** 17' 3" x 14' 4" (5.25m x 4.37m)

**Serving area:** 10' 9" x 11' 1" (3.27m x 3.38m)

**Kitchen/preparation area:** 12' 11" x 8' 10" (3.93m x 2.69m) Side access door giving access to the yard, uPVC double glazed window

**Rear utility:** 6' 0" x 6' 2" (1.83m x 1.88m) Stainless steel sink unit, uPVC double glazed window.

**W.C:** 6' 0" x 5' 3" (1.83m x 1.60m) First floor flat accessed from the rear of the building.

### **First floor apartment**

Composite entrance door into

**Hall:** 4' 2" x 4' 8" (1.27m x 1.42m) Timber door giving access to.

**Kitchen:** 14' 11" x 13' 5" (4.54m x 4.09m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, worktops, oven, four ring hob with extractor above, wall mounted gas combination boiler, wall mounted radiator.

**Lounge:** 13' 5" x 14' 2" (4.09m x 4.31m) uPVC double glazed window, wall mounted radiator.

**Bedroom:** 11' 3" x 8' 11" (3.43m x 2.72m) Two uPVC double glazed windows, wall mounted radiator.

**Bathroom:** 5' 9" x 6' 2" (1.75m x 1.88m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment, wall mounted radiator.

The garages are accessible via the double gates to the left hand side of the building.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents, 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents research shows the property is Freehold.

**Council tax:** Cardwells estate agents research shows the flat is band A annual charges of £1550

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