



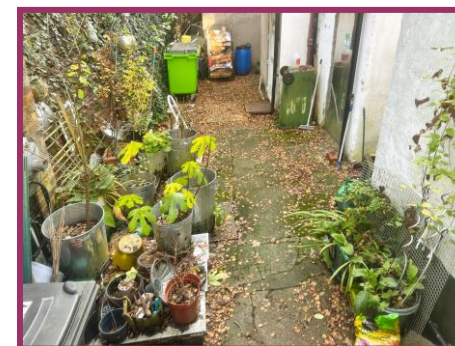
Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

BURY NEW ROAD, PRESTWICH, M25



- Prime Prestwich Location
- Two Bedrooms
- Commercial Property
- For Sale With Tenant In Situ
- Great Investment Oppourtunity! Sold As Seen
- Internal Viewings Highly Advised!
- Business Unaffected
- Cash Buyers Only - Reduced to £185,000 For a Quick Sale



£185,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

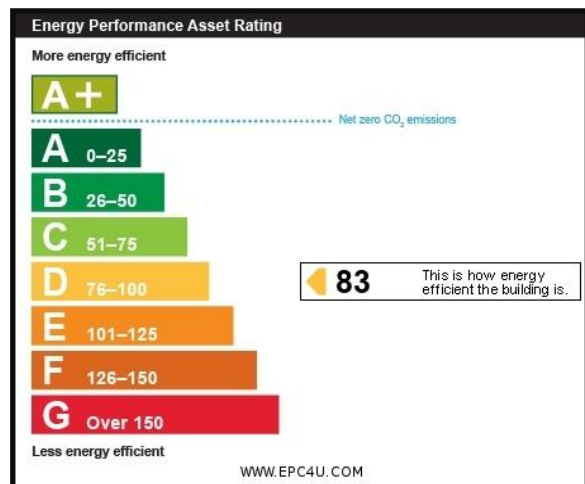
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LETTINGS & MANAGEMENT
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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with tenant in situ, is this well established commercial property. Situated in the heart of Prestwich this is a superb opportunity to acquire great sized end terraced property. For sale with tenant in situ on a three year lease paying £9,000 per annum this property comprises ; shop floor being utilised as a long established tea room, small kitchenette area and WC. To the first floor there are two double bedrooms and a fully fitted kitchen. Externally this property is pavement fronted with an enclosed rear yard. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Shop Front 14' 2" x 13' 4" (4.31m x 4.06m) Single glazed shop frontage and front door. Open plan to a second shop area. Lighting.

Shop Area 19' 2" x 11' 2" (5.84m x 3.40m) Kitchenette with more seating and lighting, a raised seating area.

W/C 9' 4" x 4' 8" (2.84m x 1.42m) Low flush w/c. Wash hand basin. Wall mounted boiler. Ceiling light point.

Landing ceiling light point.

Bedroom 1 15' 3" x 14' 8" (4.64m x 4.47m) UPVC double glazed window to front aspect. Ceiling light point.

Bedroom 2 16' 6" x 10' 1" (5.03m x 3.07m) UPVC double glazed window to rear aspect. Ceiling light point. Shower cubicle with electric shower over.

Kitchen 13' 0" x 10' 1" (3.96m x 3.07m) UPVC double glazed window to rear aspect. Ceiling light point. Shower cubicle with electric shower over.

Externally pavement fronted with an enclosed rear yard.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Leasehold, enjoying the remainder of the 999 year term which started on 10 July 1930, meaning that there are 895 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,610 (at time of writing)

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding

Thinking Of Selling Thinking of selling? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Viewings 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

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"