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BRAMBLES CAFE 20 WINTER HEY LANE
Bolton, BL6 7AA
Auction Guide £130,000

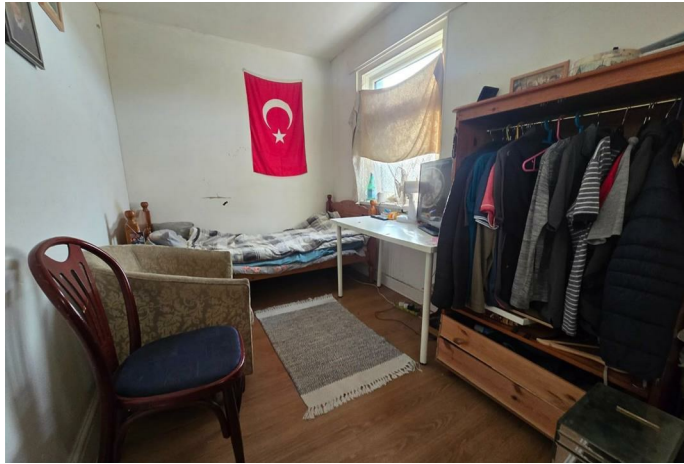
20 WINTER HEY LANE

Property at a glance

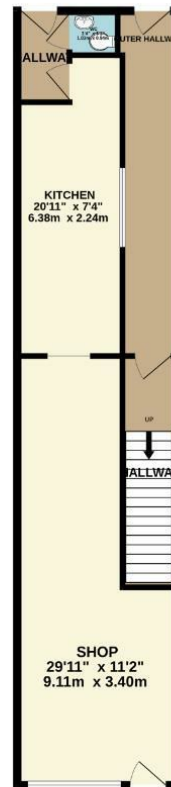
- INCOME OF £15,900 PER ANNUM
- GROUND FLOOR CAFE & FIRST FLOOR FLAT
- IDEAL BUY TO LET INVESTMENT
- LOCATED IN HORWICH CENTRE

For sale via Pearson Ferrier Auctions starting Tuesday 10th February, bidding will be on the Pearson Ferrier website and you can register to bid now. An ideal Freehold investment producing £15,900 PA. The property comprises a cafe to the ground floor, with a flat with separate entrance to the first floor. The cafe is let at £650pcm and the flat is let at £675pcm. The property is located in Horwich centre with good access to motorway links. The cafe has a spacious eating area and kitchen. The flat has a separate access to the rear with a hallway, bedroom, lounge, shower room and kitchen area. With the high yield, this would be a great addition to a buy to let portfolio. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

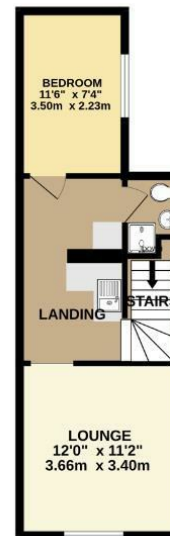




GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
45-54 E			
35-44 F			
1-34 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
45-54 E			
35-44 F			
1-34 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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