HUNTERS®

HERE TO GET *you* THERE

1 & 1a Hartley Street, Firgrove, Rochdale, OL16 3BB

£245,000



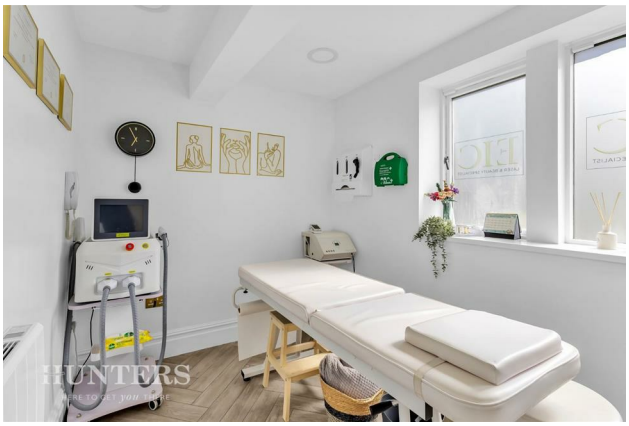














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Property Images

















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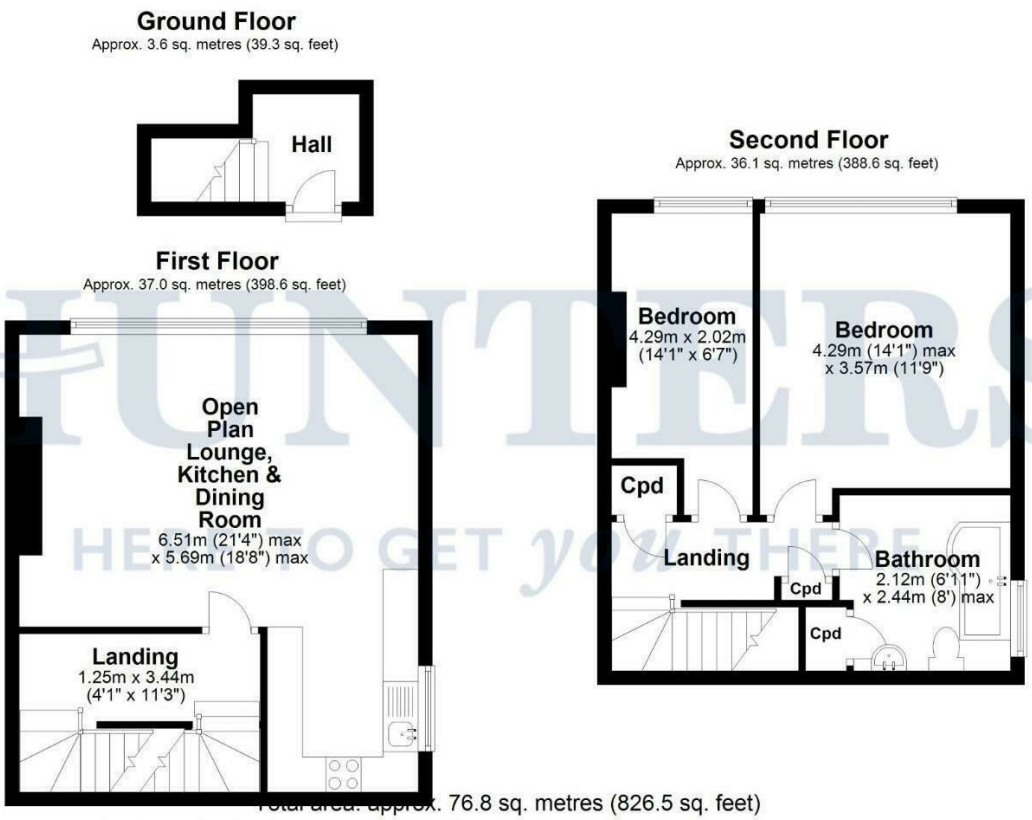






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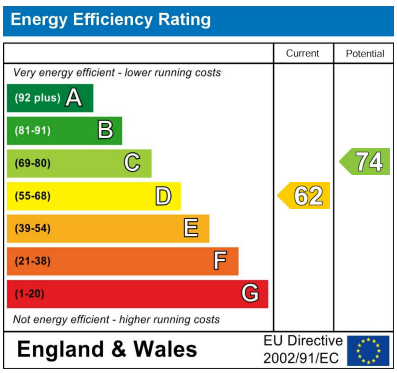
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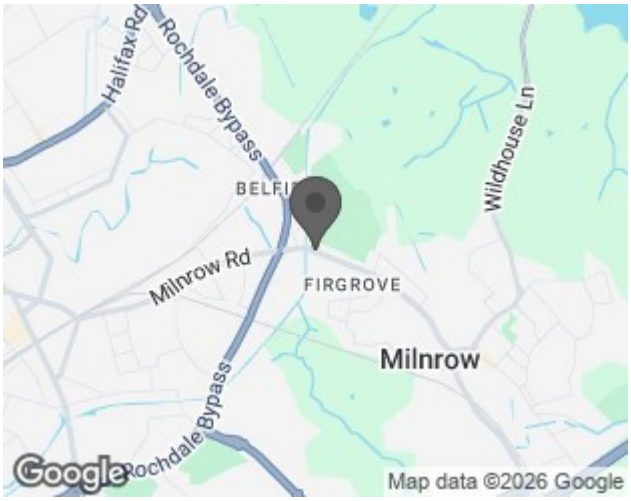
Total area: approx. 76.8 sq. metres (826.5 sq. feet)

Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.

EPC



Map



INVESTMENT OPPORTUNITY
Commercial Unit to the ground floor & Duplex apartment to the first floor.

A rare opportunity to purchase a large, characterful detached property in the sought-after area of Firgrove, ideally positioned between Rochdale and Milnrow with excellent access to local amenities, neighbouring towns and villages, and superb commuter links.

This versatile property currently comprises a commercial unit on the ground floor, which is currently operating as an aesthetics salon. The space includes three treatment rooms, its own kitchen, and washroom facilities, making it well-equipped for continued business use or potential conversion (subject to the relevant permissions). Currently achieving £800pcm rental income, with potential of achieving approximately £1000pcm when all treatment rooms are at full occupancy.

To the first and second floors, there is a recently renovated two-bedroom duplex apartment, accessed via a private rear entrance. The apartment is currently tenanted at £800pcm, providing an immediate and stable rental income.

Externally, the property benefits from off-road parking to the front and side, offering ample space for both residential and commercial use.

This is a fantastic investment opportunity, with potential for dual income streams or flexible future use.

Call us today to discuss the current rental figures for the salon and for any further details. Viewings are strictly by appointment only.