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**HIGHER MARKET STREET, FARNWORTH, BOLTON,
BL4 9BB**



- Superb investment property
- Vacant shop to ground floor
- Tenanted flat with access to the rear
- Flat has accom over 2 levels
- Flat is rented at £675pcm
- Shop could rent at £650pcm
- Gas central heating boilers to both
- Sold with no upward chain delays



Auction Guide Price £125,000

BOLTON

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Offered for sale as an investment opportunity is one building with two addresses and dual use with commercial usage to the ground floor and to the first floor is a self contained apartment with accommodation over two levels. Situated in the heart of Farnworth, the building is in a super location which is undergoing a great deal of improvement work locally and is in an area with a variety of businesses and residential usage, just a short walk away from farm with town centre of Farnworth and a short drive away from the motorway network via Saint Peters Way, Farnworth railway station is within easy reach which directly serves: Salford, Manchester, Bolton and beyond. At the time of writing the ground floor shop is vacant and was most recently used as a salon. Our expectancy is that the shop could comfortably rent for around £650 per Calendar a month, circa £7,800 per annum whilst we understand that the apartment upstairs is rented at £675 per calendar month (£8,100 per annum). Therefore should the shop be let for no more than our conservative estimate, there is clear potential for rental income of around £15,900 per annum. The shop is approximately 614 ft.² with an energy performance certificate rating of C and a rateable value of £5,400. With accommodation that briefly comprises; a 8.625 meter shop area with prominent shop frontage, WC/washroom, hallway/work area and kitchen and a storage area accessed from the rear yard. The flat is approximately 667 ft.² with an EPC rating of D. The accommodation briefly comprises: living room, Fitted kitchen, bathroom, bedroom and there is a staircase off the lounge into a loft room which currently houses a double bed. Externally there is a shared yard area to the rear and the apartment is accessed from an external stair staircase to the first floor. There is a walkthrough viewing video showing both the shop and the occupied flat to watch and then a viewing of the shop can be arranged by calling Cardwells Estate Agents Bolton in 01204381281, emailing; bolton@cardwells.co.uk or visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Ground Floor The ground floor of the building is a commercial premises which has most recently been used as a salon.

Main Shop Area 28' 4" x 13' 5" (8.625m x 4.090m) A prominent shop frontage with central entrance door and large shop windows to either side complete with external shutters, three radiators, previously this has been used as a salon and fixtures and fittings are in place accordingly, insect lighting, quality flooring.

WC/washroom 8' 5" x 3' 3" (2.568m x 0.986m) 2 piece suite comprising wash basin and WC, extractor, matching flooring from the shop area.

Store and work area. 11' 11" x 7' 11" (3.636m x 2.403m) Measured at maximum points, radiator, matching flooring to the main shop area, this room opens up into the kitchen.

Kitchen 7' 1" x 7' 8" (2.165m x 2.349m) Wall mounted gas combination central heating boiler, stainless steel sink and drainer, work surfaces, radiator, matching flooring to the main shop area, door out onto the rear patio.

First Floor Apartment First floor apartment is accessed from the rear of the building via an external staircase from the rear yard.

Living Room 14' 8" x 13' 6" (4.475m x 4.114m) UPVC window to the front, UPVC entrance door, radiator, carpeted floor, neutral decorations

Kitchen 12' 1" x 7' 10" (3.674m x 2.384m) Professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, stainless steel sink and drainer, oven/grill, electric hob with extractor over, radiator, door off to the bathroom.

Bathroom 7' 4" x 7' 10" (2.238m x 2.383m) A white three-piece bathroom suite comprising WC, pedestal wash hand basin and bath with electric shower, extractor, UPVC window, concealed main gas combination central heating boiler.

Bedroom 13' 2" x 13' 7" (4.019m x 4.136m) UPVC window to the front with Fitted blinds, radiator, neutral decorations, carpeted floor.

First floor loft room 13' 5" x 9' 1" (4.091m x 2.762m) Access from the staircase of the lounge, there is limited Head height, double glazed Velux window, neutral decorations, carpeted floor.

Bolton Council Tax Cardwells Estate Agents Bolton premarketing research shows that the Bolton council tax band is A, at an approximate annual cost of £1511.

