



For Sale - Mixed Use Commercial Investment

348 Bury Road, Bolton, Lancashire, BL2 6DD

810 ft² (75.25 m²)

- Mixed use investment producing a gross rent of £21,612 per annum
- Gross initial yield of 11.13%
- Well established local ground floor occupier
- Prominent location along Bury Road
- Self contained flat
- Business unaffected
- 5 year lease from January 2022.



Description

The subject property is a income producing mid terrace premises with a separate self contained one bedroomed flat. The ground floor is well recognised local fish and chip shop (Paul's Chippy), leased to a private individual paying £14,560 per annum, for a period of 5 years from January 2022. The first floor flat is a self contained one bedroomed flat with a separate entrance to the rear of the property via a steel staircase. They are on a 12 month AST paying £587.67 per calendar month inclusive of all bills. The property produces a total gross income of £21,612.04 per annum.

Internally, the ground floor provide a large sales counter and servery area, with a large food preparation and cooking area. There is a W.C. and a lean to the rear which is used for storage. We have not inspected the first floor flat. Leases can be provided upon request.

Location

The subject premises are located on a prominent position on Bury Road; a main arterial road that connects to both Bolton and Bury town centres. It has good access to the A(666) St Peters Way and the local road network.

The property is surrounded by a mix of local retailers.

Accommodation

We have been provided with the floor areas and understand the property provides 75.25 m (810 ft). We would recommend interested parties verify the floor areas.

Tenure

We understand the property is held long leasehold 999 year lease. We would recommend interested parties undertake their own investigations in this regard.

Price

Seeking offers in the region of £180,000 subject to contract

Planning Use

The property is used as a hot food takeaway which is classed as sui generis and the first floor is used as residential living accommodation.

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

The business rates are the responsibility of the ground floor occupier, however, we understand it has a rateable value of £2,850

The first floor rent is inclusive of council tax, the flat is within council tax band A.

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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