



MIXED USE INVESTMENT OPPORTUNITY.

ATTENTION ALL INVESTORS!! OR OWNER OCCUPIERS. Mixed use premises with great potential of a rental income of between £18,000-£25,000pa.

34-36 Ainsworth Road

Radcliffe, Manchester, M26 4EA

Investment - Mixed use

FOR SALE

1,813 sq ft

(168.43 sq m)

- Mixed Use Investment Opportunity
- Large 2 Bedroom Apartment Approximately 799 sqft
- Double Fronted Commercial Premises
- Walk Through Video Tour Available To View
- 1813 SQFT
- Originally 2 Properties.

Where your business belongs

34-36 Ainsworth Road, Radcliffe, Manchester, M26 4EA

Summary

Available Size	1,813 sq ft
Price	Offers in excess of £185,000
Business Rates	You can get small business rate relief if: Your property's rateable value is less than £15,000 and your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
Service Charge	N/A
Estate Charge	N/A
EPC Rating	C

Description

Pearson Ferrier commercial (VOTED NUMBER 1 COMMERCIAL AGENT OF THE YEAR 2021 & 2022 FOR DISPOSALS (RENTAL & SALES) IN GREATER MANCHESTER) are pleased to introduce to the market this 1813 Sq Ft, 2 story, prominent main road positioned, mixed use, commercial premises.

LOOKING FOR AN INVESTMENT - Potential rental income of £18,000pa, without the need to change the current layout. This would give you a yield on the asking price of 9.72%. Originally 2 properties that have been knocked through to make one large mixed use premises with the following layout. (Potential rental income could be increased to in the region of £25,000pa if split into 2 residential & 2 commercial units). To the first floor you have a large 2 bedroom apartment with its own private entrance, large lounge, separate kitchen, large separate dinning room/ second reception room and bathroom measuring approximately 799 Sq Ft. The current rental income from this first floor apartment is £5,980pa. This in our opinion, in the current market conditions is under valued and could generate in the region of £7,200pa if some upgrading to the decoration takes place. The ground floor layout of the premises is configured to the previous tenants requirements, but could easily be configured to suit a variety of different businesses. The layout currently consists of a double fronted commercial premises with 6m glass frontage, facing directly on to Ainsworth Road. Two large open plan floor areas , 2 kitchen rooms, w.c facilities with access to a useful yard to the rear. Measuring approximately 1014 Sq Ft (GIA).

WALK THROUGH VIDEO TOUR AVAILABLE TO VIEW.

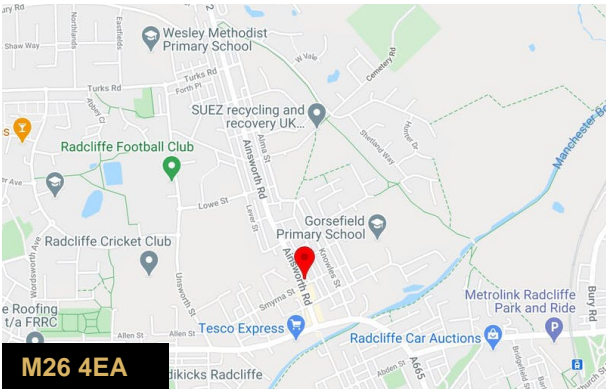
Viewings are by appointment only.

Location

Ainsworth Road is located just outside the centre of Radcliffe and offers easy access to the local metro link and motoway network of Great Manchester and beyond.

VAT

We understand the property is not liable for Vat.



Viewing & Further Information



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