

**18-20 Bryn Street, Ashton-in-Makerfield, WN4 9AU****Tenanted Investment Property****Summary**

Tenure	For Sale
Available Size	2,792 sq ft / 259.39 sq m
Price	£275,000
Business Rates	Upon Enquiry
EPC Rating	B (42)

Key Points

- Mixed Use Investment
- Dual Frontage Shop
- 1/2 Mile to M6 Motorway
- Above Average Size Flats
- Fully Tenanted
- Busy Village Centre
- Freehold
- 3 Separate Units

Location

The property is situated within Ashton-in-Makerfield Town Centre, which is a busy, thriving market town. Occupiers include KFC, B&M and Aldi.

Ashton is a satellite town to nearby Wigan, which has good shopping and amenities, including a main line railway station.

Ashton-in-Makerfield Town Centre is ideally located close to the M6 Motorway, whereby the northbound Junction 24 is within half a mile

Description

We are delighted to offer for sale this multi-tenanted freehold investment property, which is situated within the Town Centre.

The property comprises 3 no. separate components, which include; a dual fronted retail unit that opens onto both Bryn Street and Garswood Street, together with 2 no. large two bedroomed flats, one of which is positioned above the next door property.

The property is fully let and income producing, with the ground floor commercial Lease having well over 5 years left on the Lease term. The two flats are occupied on Assured Shorthold Tenancy Agreements.

The total gross rental income is received £24,240 per annum, which is made up of £10,500 from the retail unit and £13,740 from both flats.

The ground floor operates as an established hair and beauty salon and the flats are occupied by private individuals.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m	Availability
Ground	Retail	898	83.43	Occupied
1st	Flat 1	926	86.03	Occupied
1st	Flat 2	968	89.93	Occupied
Total		2,792	259.39	

Tenure

Freehold.

Asking Price

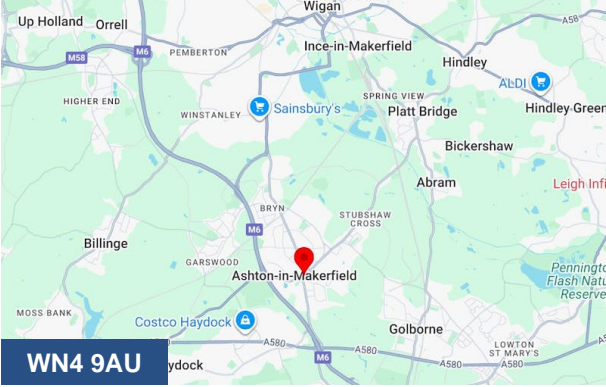
£275,000.

VAT

We are advised that VAT is not applicable to the property.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewing & Further Information



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