3 Bedrooms

1 Bathroom

C&R HULME offers an excellent opportunity to acquire 2100 sq ft (195 Sq mtr) commercial unit with dry storage basement and a 3 bedroom apartment over the 1st & 2nd floors, situated within a busy parade in a residential area and prime location of Whalley Range. To be sold as a going concern. NO CHAIN.

Excellent investment opportunity

Property Details

The property which currently trades as a convenience store is a ground floor retail unit offering a large sales area plus storage space and W.C with useful dry basement. Externally the property has fitted double glazed windows and is protected by fitted steel security shutters. On the 1st floor, the property offers 3 large bedroom apartment consisting of 3 double bedrooms, lounge, bathroom & kitchen. Basement 722 sq ft (67 sq mtr) Ground floor 760 sq ft (71 sq mtr) 1st floor 760 sq ft (71 sq mtr) 2nd floor 550 sq ft (51 sq mtr) TOTAL Approx. GIA 2,792 sq ft (259sq m)
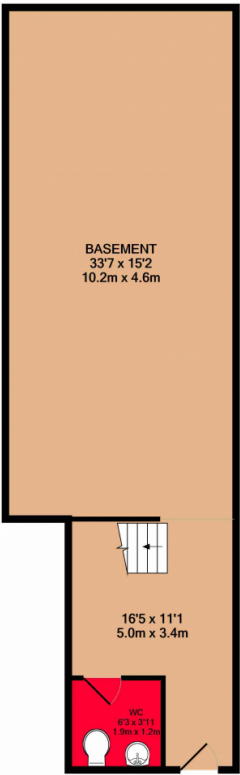
Rental Income

The retail unit is currently let for a term of 6 years from 01/04/2018. on Full repairing & insuring terms (FRI) at a rent of £12,000.00 per annum, payable monthly. The 1st floor is let to 3 individuals on separate tenancies Room 1 let a@ £480.00 per month on a periodic tenancy Room 2 let @ £470.00 per month on a periodic tenancy Room 3 let @ £450.00 Per month on a fixed term expiring 01/03/2022 The rent for the rooms in the apartment are based on an all inclusive deals which includes all bills. Total annual gross income £28,800.00
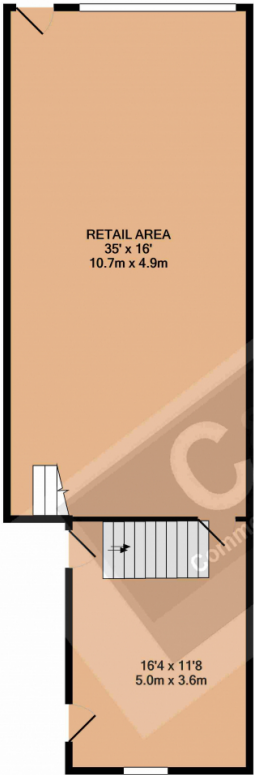
Business Rates

Ratable Value: £ 8700.00 Rates Payable: £ 4454.40 maybe subject to Small Business Rates Relief.
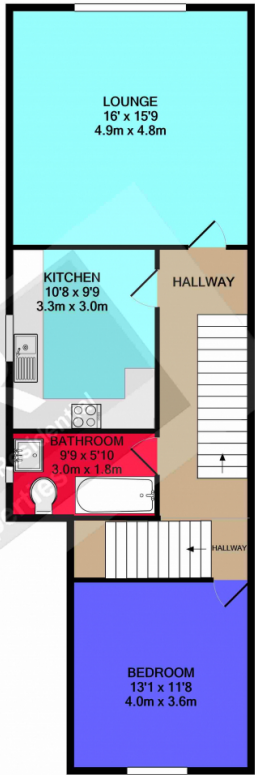
Tenure

Leasehold. 900 Years from 07/11/1923. An annual ground rent is payable for £10.50 per annum payable to Estates & Management. EPC's Retail Unit C:67 Apartment D:56 VAT All prices, rents and outgoing costs are exclusive but may be liable for VAT.
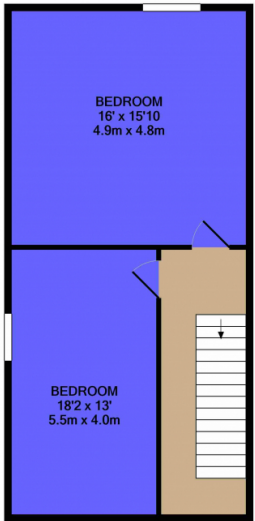
C & R
Commercial & Residential
Properties

Energy Performance Asset Rating

More energy efficient

A+	
A	0–25
B	26–50
C	51–75
D	76–100
E	101–125
F	126–150
G	Over 150

Net zero CO$_2$ emissions

67 This is how energy efficient the building is.

Less energy efficient

WWW.EPC4U.COM

BASEMENT LEVEL

BASEMENT
33'7 x 15'2
10.2m x 4.6m

16'5 x 11'1
5.0m x 3.4m

WC
6'3 x 3'11
1.9m x 1.2m

GROUND FLOOR

RETAIL AREA
35' x 16'
10.7m x 4.9m

16'4 x 11'8
5.0m x 3.6m

1ST FLOOR

LOUNGE
16' x 15'9
4.9m x 4.8m

KITCHEN
10'8 x 9'9
3.3m x 3.0m

HALLWAY

BATHROOM
9'9 x 5'10
3.0m x 1.8m

HALLWAY

BEDROOM
13'1 x 11'8
4.0m x 3.6m

2ND FLOOR

BEDROOM
16' x 15'10
4.9m x 4.8m

BEDROOM
18'2 x 13'
5.5m x 4.0m

C & R PROPERTIES
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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