

LOT
32

557–559 Market Street, Whitworth, Rochdale, Lancashire OL12 8QS

GUIDE PRICE **£185,000+***

MIXED USE

Description

A mixed use investment opportunity of four properties producing a rental income of £30,300pa. The property comprises a two bedroomed cottage plus shop to the ground floor, a one × three bed apartment to the first floor and a one × one bed apartment to the basement. The property benefits from double glazing and central heating and is fully let producing a rental income of approximately £30,300pa, inclusive of utilities.

Situated

Fronting Market Street in a popular location close to local amenities and schooling, approximately 4 miles from Rochdale town centre and approximately 14 miles from Manchester city centre.

Basement

Flat (559B) Hall, Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

Flat (559A) Lounge/Dining Room, Kitchen, three Bedrooms, Bathroom/WC.

Ground Floor

Cottage (557) Hall, Lounge, Kitchen
Shop (559) Main Sales Area, Kitchen, WC.

Outside

Yard to the rear.

EPC Ratings

557 G. 559 C. 559A G. 599B D

First Floor

Cottage (557) Two Bedrooms with En-Suite Bathrooms/WC.

Council Tax Band

557 A. 559A A. 599B A.



	Rent (pcm)
557 (Cottage)	£850 incl. of utilities (except council tax)
559 (Shop)	£450 incl. of utilities (except council tax)
559A (First Floor Flat)	£700 incl. of utilities (except council tax)
559B (Basement Flat)	£525 incl. of utilities (except council tax)
Total rent pcm	£2,525