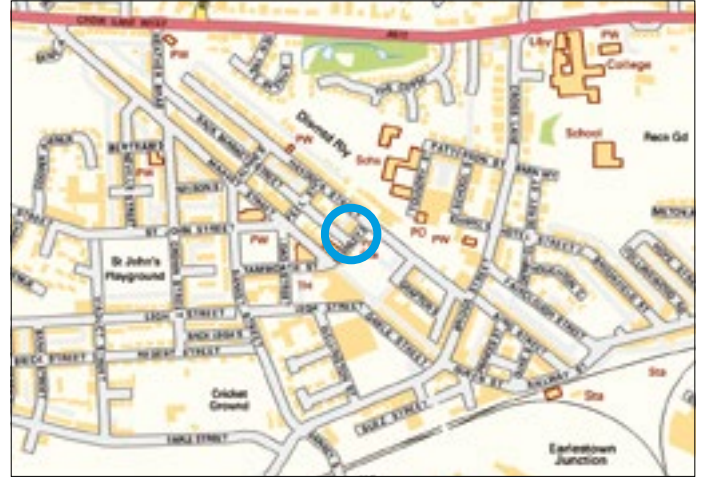


LOT
30

7/7a Stanley Street, Newton-le-willows, Merseyside WA12 9DP

COMMERCIAL INVESTMENT

GUIDE PRICE £50,000 +



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The property consists of a ground floor retail unit together with a one bedroomed flat above. Internally the retails unit has a good sized sales area, w.c, and small storage cupboard. The flat has an open plan lounge and kitchen, one bedroom, and a bathroom. The ground floor is currently let by way of an Assured Shorthold Tenancy producing £4800.00 per annum. The first floor flat is currently let by way of an Assured Shorthold Tenancy producing £4160.00 per annum.

Not to scale. For identification purposes only

Situated fronting Stanley Street off Haydock Street in an established residential location.

Ground Floor Shop Main Sales Area, WC., Storage.

First Floor Flat Hall, Open Plan Lounge/ Kitchen, Bathroom, Bedroom.

Outside Rear Yard.