



- **Commercial investment currently producing £19,800 per annum.**

Description A commercial investment currently producing £19,800 per annum. The property comprises a single storey, L-shaped brick built commercial unit with parking. The unit is currently let to two separate tenants, Gaz's Autos by way of a 10 year lease until July 2021 at £12,000 per annum and Hand Car Wash by way of a 5 year lease until August 2019 at £7,800 per annum. Please be advised there are no leases available.

Situated Off Elliot Street which in turn is off Yorkshire street within walking distance to Rochdale town centre.

Note Sale by way of Fixed Charge Receivers and contract will reflect the nature of the sale with no warranties or guarantees given by the Receivers in any report.



Not to scale. For identification purposes only