

LOT

35

ON BEHALF OF RECEIVERS

17a Oldham Road, Rochdale, Lancashire OL16 1UA

\*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

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- **Two storey property comprising a ground floor retail unit with one bedroom flat. Roller shutters. Double glazing.**

**Description** A vacant two storey property comprising a ground floor retail unit together with a one bed flat above, accessed via a separate rear entrance. The property would be suitable for a number of uses, subject to any necessary consents. The property benefits from roller shutters and double glazing. The potential rental income when fully let is in excess of £9,000 per annum.

**Situated** Fronting Oldham Road within walking distance to Rochdale town centre and local amenities as well as Tram and Railway Stations.

**Ground Floor** Retail Unit Main Sales Area, Kitchen, WC

**First Floor** Not inspected but believed to comprise: **Flat** Hall,

Lounge, Kitchen, Bathroom/WC, Bedroom.

**Outside** Yard to the rear. Entrance to flat.

**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 Receiver in any report.