



Mixed Use Income Producing Investment

279, Rishton Lane, Bolton, BL3 2EH

1,541 ft² (143.16 m²)

- Fully let and income producing investment
- Producing £14,000 per annum
- National retailer to the ground floor
- Close to town centre amenities



Description

The property is a two-storey building of traditional construction with brick external walls supporting a pitched timber framed roof with slate tile covering. The building forms the end terrace of a retail parade.

Internally the ground floor accommodation comprises of open plan retail space with office, kitchen and disabled toilet to the rear. The unit is let to William Hill and the fit out is commensurate with a bookmakers. The first floor has a 2 bedroom apartment arranged over 2 floors including an attic conversion. Externally there is a small yard to the rear with parking for 1 vehicle.

The ground floor is let to William Hill by way of a FRI lease at £8,000 per annum with 10 years remaining. The first floor is let to private individual on an AST at £6,000 per annum. The total rent is £14,000 per annum

Location

The property is located with a frontage to Rishworth Lane upon a small neighbourhood shopping parade which includes occupiers including Sayers, Cohens Chemist and Regency Wines with other local occupiers in the vicinity. The surrounding area is predominately residential.

Accommodation

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Net Internal Area basis (NIA)

Ground floor - 80.2 Sq m (863 ft sq)

First and Attic - 63.01 Sq m (678 ft sq)

Price

£150,000 Long Leasehold

Planning Use

A1 Retail

Residential

Tenure

Long leasehold

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value £7600



Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial

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