

pearson ferrier



ATTENTION ALL INVESTORS!! Fully Tenanted Mixed Use Premises. 9.08 % Yield. Commercial To The Ground Floor With Large 2 Bedroom Apartment.

# 34-36 Ainsworth Road

Radcliffe, Manchester, M26 4EA

Investment - Mixed use

FOR SALE

## 1,813 sq ft

(168.43 sq m)

- Mixed Use Investment Opportunity
- 9.08% Yield
- Fully Tenanted
- Large 2 Bedroom Apartment
- Double Fronted Commercial Premises
- Walk Through Video Tour Available To View

A property for everyone

### 34-36 Ainsworth Road, Radcliffe, Manchester, M26 4EA

#### Summary

Available Size	1,813 sq ft
Price	Offers in excess of £185,000
Business Rates	You can get small business rate relief if: Your property's rateable value is less than £15,000 and your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
Service Charge	N/A
Estate Charge	N/A
EPC Rating	С

#### Description

Pearson Ferrier commercial are delighted to introduce to the market this FULLY TENANTED, 11813 Sq Ft, 2 story, prominent main road positioned, mixed use, commercial premises with potential to increase on the current rental income. To the first floor you have a large 2 bedroom apartment with its own private entrance, lounge, kitchen and separate dinning room/ second reception room measuring approximately 799 Sq Ft.

The current rental income from this floor is \$5,200 pa. This in our opinion, in the current market conditions is under valued and could generate in the region of \$7,200 pa.

The ground floor layout of the premises is configured to the current tenants requirements, but could easily in the future be arranged to suit a variety of different business. This would include but not limited to a Office Space, Retail, Financial Service or a café, without the need for change of commercial use. (New planning reforms from 1st September 2020).

The layout current consists of a double fronted commercial premises with 6m glass frontage facing directly on to Ainsworth Road measuring approximately 1014 Sq Ft (GIA). With two large open plan floor areas , 2 kitchen rooms, w.c facilities with a useful yard to the rear.

The current rental income from this floor is £9,600pa.

Current yield 8%. When fully let the to current market valuations the property could generate a potential yield of 9.08% against the current asking price.

WALK THROUGH VIDEO TOUR AVAILBLE TO VIEW.

Viewings are by appointment only.

#### Location

Ainsworth Road is located just outside the centre of Radcliffe and offers easy access to the local metro link and motoway network of Great Manchester and beyond.

#### VAT

We understand the property is not liable for Vat.







### Viewing & Further Information



**Michael Pearson** 0161 764 4440

commercial@pearsonferrier.co.uk



**Ashley Gowers** 0161 764 4440

ashley.gowers@pearsonferrier.co.uk

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