



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

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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	C

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 dining room/ second reception room measuring approximately 799 Sq Ft. The current rental income from this floor is £5,200pa. This in our opinion, in the current market conditions is under valued and could generate in the region of £7,200pa.

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 AVAILABLE TO VIEW.

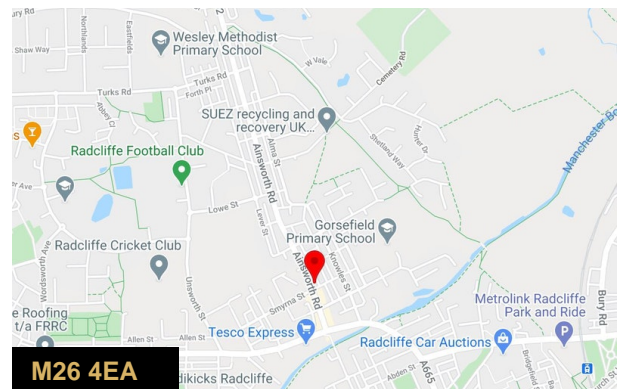
Viewings are by appointment only.

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.



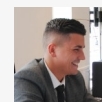
Viewing & Further Information



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