

P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

INVESTMENT PROPERTY FOR SALE

CONVERTED TO PROVIDE RETAIL, OFFICE AND RESIDENTIAL SPACE

**15K LONGCAUSEWAY
FARNWORTH, BOLTON, BL1 3BH**



GROSS ESTIMATED RENTAL INCOME £11,736 PER ANNUM

OIRO £155,000

LOCATION

The property is located on a busy main road, Longcauseway (A5082) close to Farnworth town centre and the M61 link to the regions motorway network. Bolton town centre is some 4 miles to the north and Manchester about 8 miles to the south. The area is mixed commercial and residential.

DESCRIPTION

The property is a traditionally constructed two storey terraced building built with cavity brick elevations and slate covered pitched roof. Windows are double glazed UPVC. Separate entrances are provided for the shop, offices and for the residential parts of the property.

ACCOMMODATION

The ground floor consists of a self contained shop and a self contained office with stores. The first floor consists of a large self contained flat.

TENURE

The property is believed to be freehold or long leasehold at a nominal ground rent. We have not had site of the title documents and so are currently unable to confirm or comment further on tenure.

SERVICES

The property is connected to all mains services.

INCOME / TENANCY

- Hairdresser's Shop - £303 p.c.m
- Offices/Stores - £350 p.c.m
- Flat - £75 p.w

Gross yearly rent equivalent to £11,736. Please note that the rents quoted are at the date of these particulars as advised by our vendor client and may change.

PROPOSITION

Our client is seeking a consideration in the region of £155,000 for the property.

LEGAL COSTS

Each party is to pay their own legal costs.

V.A.T

Unless otherwise stated all figures are exclusive of Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

FURTHER INFORMATION / VIEWINGS

For further information please contact us on the number below.

Viewings are strictly by appointment with P R Gibbs & Co by telephoning on 01942 844100 or email info@prgibbs.co.uk. We are open from 9am to 5pm Monday to Friday.

APPRAISAL

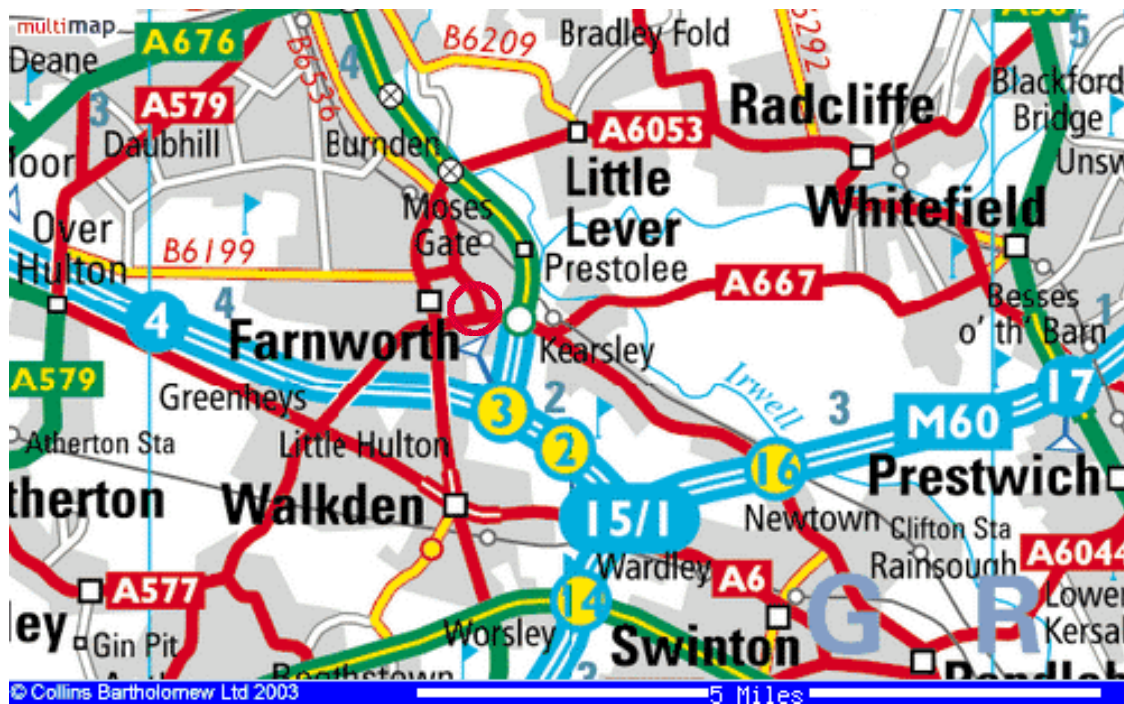
If you are considering selling or letting your existing premises we will be only too pleased to offer our advice without obligation.

LOCATION

LOCAL MAP



REGIONAL MAP



DISCLAIMER

IMPORTANT – Property Misdescription and or Misrepresentation

P R Gibbs & Co for themselves, there joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that: -

- a) Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- c) We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
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