

P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

RESIDENTIAL INVESTMENT FOR SALE

With Potential Development Land (STC)

4-6 ROWENA STREET MOSES GATE, BOLTON



Gross Rental Income (as at 22/04/10): £29,380 p.a.

OIRO £375,000

LOCATION

The property situated about 3 miles south of Bolton town centre in a densely populated residential area, close to its junction with the A575 (Manchester Road).

It is within easy reach of the A666 St Peters Way link to the regions motorway network providing excellent connections to all local and national towns and cities. The location is well served by public transport including Moses Gate railway station. Farnworth town centre is approximately one mile from the location.

DESCRIPTION

Two large Victorian semi-detached houses converted to provide self contained accommodation to a good standard. Each flat has separate mains services connected and gas central heating. The property benefits from a car park and extensive grounds.

Planning consent (now expired) was granted some years ago for the construction in the grounds of a block of four self contained flats.

4 Rowena Street consists of 4 large self contained one bedroom flats & 6 Rowena Street provides 3 large self contained one bedroom flats.

TENURE

Believed to be freehold or long leasehold at a nominal ground rent, however, tenure has not as yet been confirmed. Any interested parties should check this with the local land registry office or go to www.landreg.org.uk.

TENANCIES

The property is currently fully let. The total gross rental income as at 22/04/10 equates to £29,380 per annum (this income is subject to change).

SERVICES

All mains services are connected.

PROPOSITION

Our client is seeking to dispose of their entire interest in the property for a consideration in the region of £375,000 (three hundred and seventy five thousand pounds)

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.

LEGAL COSTS

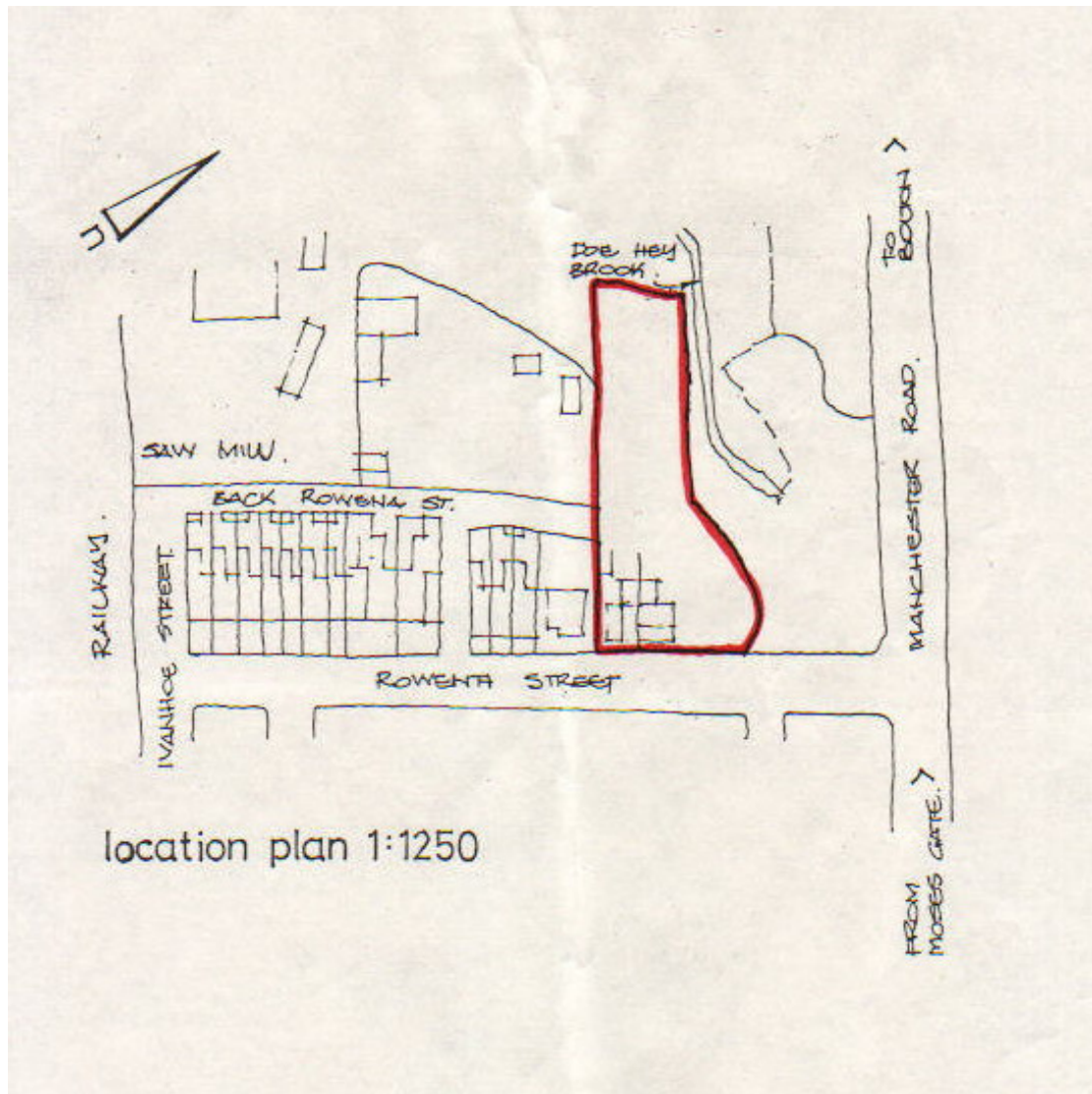
Each party is to pay their own costs.

FURTHER INFORMATION

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.

FREE APPRAISAL

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



Date Amended: 22nd April 2010