BOLTON MARSHALL

CHARTERED SURVEYORS • PROPERTY CONSULTANTS

FOR SALE

Investment opportunity
Shop with extended self-contained first floor offices
174 sq m (1,873 sq ft)



101 DALE STREET, MILNROW, ROCHDALE OL16 3NW

- Well maintained and improved accommodation
- Modern first floor extension to rear
- Currently producing a rental income of £9,900 pa with potential for uplift to around £12,900 pa
- Prominent main road position in Milnrow Village Centre
- Adjacent on-street car-parking to rear

101 Dale Street, Milnrow, Rochdale

Description

A traditional two-storey mid-terraced late 1800's built property comprising ground floor tenanted shop (occupied as a beauty salon) with self-contained extended first floor offices one of which is let on a short term agreement.

The original building is of stone construction beneath a slate and concrete tile roof. The modern rear extension is of cavity brick construction, beneath a shallow pitched roof covered with a proprietory waterproof membrane.

Location

Milnrow is a popular village providing a good range of amenities and services, situated about 2 miles south-east of Rochdale. It is served by the Rochdale to Oldham Metrolink tram and Junction 21 of the M62 motorway.

The property forms part of an established main road terrace of shops in the village centre.



Accommodation

Ground floor

Shared entrance lobby with enclosed staircase to first floor
Beauty salon sub-divided to form various treatment rooms and toilets

First floor

Landing
Front office 5.00m x 5.50m

Bolton Marshall
Victoria Buildings,
9-13 Silver St, Bury, BL9 0EU

01706 638341
info@boltonmarshall.co.uk
www.boltonmarshall.co.uk

Misrepresentation: BOLTON MARSHALL for themselves and for the vendors or lessors of this property whose agents they are, give notice that: i) The particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsbility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Bolton Marshall has any authority to make or give any representations or warranty whatever in relation to this property.

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LONGDEN COOK EST. 1891 RICS

Fitted kitchen
Twin toilet compartments and shared washroom
Extension 5.17m x 8.85m overall comprising office or storeroom with partitioned toilet and smaller office to front.

Services

All mains services are connected.

Gas central heating is installed to the ground floor and there are electric panel heaters to the first floor.

Tenure

Tenure is freehold.

The ground floor is let by way of an internal and repairing lease expiring in January 2020. The passing rent is £6,600 pa.

The first floor rear office is let at £275 per month inclusive of electricity. The front office is available to let at £250 per month.

Rateable Values

Ground floor RV £5,200

First floor RV £5,600.

Terms

For sale - **£169,950**

Viewing

By appointment with this office or Paul Marshall 07976 431294 psm@boltonmarshall.co.uk

Ref: PSM/dm/18/A159
Date: 6th April 2019.

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Energy Performance Certificate

Non-Domestic Building

HM Government

101 Dale Street
Milnrow
ROCHDALE
OL16 3NW

Certificate Reference Number:
0290-1977-0361-9220-8084

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ ..... Net zero CO_2 emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125 — 107 This is how energy efficient the building is.
F 126-150
G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	172
Assessment Level:	3
Building emission rate ($kgCO_2/m^2$ per year):	124.09
Primary energy use (kWh/m^2 per year):	731.92

Benchmarks

Buildings similar to this one could have ratings as follows:

25 if newly built
74 If typical of the existing stock

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