

**27 GREEN LANE
ASHTON ON MERSEY
SALE, CHESHIRE M33 5PN
FOR SALE - £195,000**



**INVESTMENT OPPORTUNITY
GROUND FLOOR RETAIL UNIT PLUS 1ST
FLOOR SELF CONTAINED FLAT ALL LET
PRODUCING AN INCOME OF £14,580 P.A.**

DESCRIPTION

We are delighted to offer to the market this well presented mid terrace property within a fully occupied parade. The accommodation is over two floors. The ground floor is currently occupied by "Essence of Beauty" on a 9 year lease until June 2010, paying a rent of £8,340 p.a. (The tenants are "holding over" and are ready to agree new lease terms). On the first floor there is a private entrance to a self contained flat, comprising Lounge, Kitchen, Bedroom and Bathroom. Let at £520 p.c.m. (£6,240 p.a.). Providing a total income of £14,580 p.a. (subject to building regulations the lost space, which is currently boarded out, could be converted into a second bedroom). To the rear there is hard standing providing parking for a couple of cars – (Private Parking).

THE ACCOMMODATION COMPRISES

RETAIL UNIT (approx 60 sq.m)(646 sq.ft.)

Entrance door with display window to the side. Leading through to retail area. Having glass block reception desk with waiting area providing access to individual tanning booths. With kitchen and WC positioned to the rear.

FIRST FLOOR LIVING ACCOMMODATION

Accessed via external steel staircase from the parking area to the rear. Leading to landing with wall light. Upvc glazed entrance door leading through to

INNER HALLWAY

With inset spotlights. Laminate flooring. Wall mounted thermostat. Storage cupboard and further doors providing access to

LOUNGE (5.25m x 4.6m)

With two Upvc double glazed windows overlooking the front of the property complete with internal blinds. Central heating radiators. Numerous power points. Telephone point. Laminate flooring throughout. Numerous ceiling lights with opening leading through to

KITCHEN

With stainless steel sink unit set into run of marble effect worktop with range of light oak base and drawer units below with matching wall units above. Built in Washer/Dryer with four ring electric hob with oven below and matching extractor above. Fridge Freezer. Part tiled walls. Numerous power points.

BEDROOM (3.6m x 3.3m)

With Upvc double glazed window overlooking the rear. Central heating radiator. Power points. Telephone point. Central ceiling light. Loft access hatch (subject to building regulations in additional bedroom could be made).

BATHROOM

Three piece bathroom suite comprising shower cubicle, sink unit and WC with part tiled walls, tiled floor. Upvc obscure glazed window overlooking the rear. Central ceiling light.

RATEABLE VALUE

(Vendor pls confirm)

RATES PAYABLE

(Vendor pls confirm)

VIEWING

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

