

Wargrave Road Newton-le-willows WA12 9QZ



SHOP FOR SALE

2,800.00 sqft (260.13 sqm)

PRICE

£235,000.00

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Property Highlights

- Mixed Use Investment Opportunity
- Fully Tenanted
- Leasehold Property

Description

Fully tenanted building consisting of three 1st floor flats and one large retail space, that could be split into 4 shops. All tenants have been in occupation for over 4 years with the retail tenant in occupation for over 7 years. Annual rental income from the 1st floor residential tenants is £13,440 and £10,400 from the ground floor retail space.

- Offers Over £235,000
- Total income £23,840 per annum
- No VAT
- Potential Gross Rental Yield of 10.10%
- Long term leasehold

Location

Situated on the junction of Wargrave Road, Fairclough Street and Railway Street, this property has a prime roadside location in the Earlstown area of Newton Le Willows. Access is fantastic with the M6 and the East Lancs less than 10 mins drive. The building is also next to the railway station and on the bus route.

Layout

