

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

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

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 proprietary 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

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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

Strictly by appointment with the sole Agents, By appointment with this office on 01706 638341 or contact Joe Ainscough 07535 516113 ja@longdencook.com

Ref: PSM/dm/18/A159

Date: 6th April 2019.

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Energy Performance Certificate

Non-Domestic Building



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



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

107 This is how energy efficient the building is.

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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