

# **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**

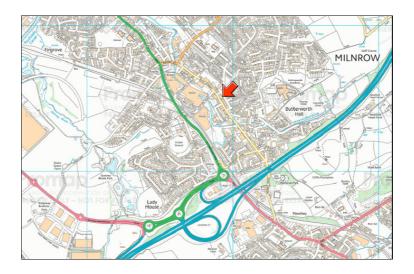
A traditional two-storey mid-terraced late 1800's built property comprising ground floor tenanted shop (occupied as a beauty salon) with self-contained extended first floor offices one of which is let on a short term agreement.

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

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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 <a href="mailto:ia@longdencook.com">ia@longdencook.com</a>

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

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## **Energy Performance Certificate** Non-Domestic Building

(M) 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

..... Net zero CO, emissions

0-25

76-100

**G** Over 150 Less energy efficient

# **Technical Information**

Main heating fuel: **Building environment:**  **Grid Supplied Electricity** Heating and Natural Ventilation

Total useful floor area (m²):

172 3

**Assessment Level:** Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year):

Primary energy use (kWh/m² per year):

124.09 731.92

#### Benchmarks

Buildings similar to this one could have ratings as

If newly built

if typical of the existing stock

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