

FOR SALE

**Commercial investment
285 sq m (3,068 sq ft) gross
Rental £30,200 pa**



REED HOUSE, HUNTERS LANE, ROCHDALE OL16 1YL

- Detached two-storey block comprising 2no. ground floor retail units and 2no. self-contained first floor offices
- Built to a high standard in 1991
- Meticulously maintained by the original owner
- Virtual clear rental income of £30,200 pa
- Easily self-managed
- Prominent position in town centre which is nearing completion of a major regeneration programme

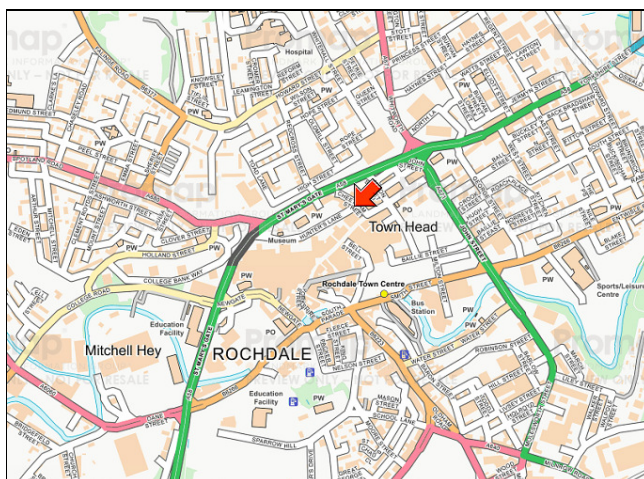
01706 638341 info@boltonmarshall.co.uk www.boltonmarshall.co.uk

Reed House, Hunters Lane, Rochdale

Description and Location

The property comprises a detached two-storey block constructed in 1991 by the current owner and consists of 2no. ground floor retail units and 2no. first floor office suites, each of which are self-contained. The first floor is accessed via a central front entrance and staircase.

The building is of cavity brick construction beneath a pitched roof overlaid with concrete tiles. Perforated metal security shutters are installed to the shop fronts.



Location is in Rochdale town centre, occupying a prominent secondary main road position adjacent to a large public car-park. The main shopping pitch is within 100 metres.

Tenure

Freehold subject to a rent charge of £7.84 paid every 4 years.

Services

All mains services are connected and each unit is separately metered.

Gas central heating is installed to each unit.

Tenancy Schedule

Unit 1 (left hand retail unit)

Let to Hulse Yazdi Limited for a term of 3 years from 1st March 2017 at a rent of £8,750 pa.

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

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Unit 2 (right hand retail unit)

Let to Doctors D & S Sankar from 1st March 2018 for a term of 2 years at a rent of £9,500 pa.

Unit 3 (left hand first floor office suite)

Let to Creative Support Limited from 30th March 2016 for a term of 3 years at a rent of £5,300 pa.

Unit 4 (right hand first floor office suite)

Let to Mark Meadows (Kip McGrath franchisee) from 1st August 2017 for a term of 3 years at a rent of £6,650 pa.

Total rental income is £30,200 pa.

The landlord levies a 4% annual service charge to cover the cost of maintaining external, structural and common internal parts. Each tenant is liable for a 25% share of the annual buildings insurance premium.

Rateable Values

Unit 1 £8,100
Unit 2 £11,000
Unit 3 £5,500
Unit 4 £6,600

Price

£425,000 ono (gross yield approximately 7.1%).

Viewing

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

Ref: PSM/dm/18/A152

Date: 24th October 2018

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