

Lot 55

3 Willow Bank, Church Lane, Harpurhey, Manchester M9 4WH

GUIDE PRICE: £75,000



MIXED FREEHOLD INVESTMENT

This centre terrace dwelling consists of a ground floor café that is being offered on a sale and lease back basis with the tenancy commencing from the date of completion for a five year term at a rent of £4,932 pa. To the first floor is a recently refurbished one bedroom flat that we understand will be occupied on an Assured Shorthold Tenancy at a rent of £4,320 pa. Willow Bank forms part of Church Lane that connects the A664 Rochdale Road to the B6393 Lightbowne Road. The property will be of interest to investment purchasers.

ACCOMMODATION

Ground floor café: approx. 500 sq ft
First floor flat: bedroom, lounge, kitchen, bathroom

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

VENDORS SOLICITORS

HSK Solicitors
474 Cheetham Hill Road
Manchester
M8 9JW
0161 795 4818

VIEWING TIMES

By appointment through the Auctioneers