



FOR SALE

## 42 Blackburn Street

42 Blackburn Street, Manchester, Greater Manchester M26 1NQ

Looking for a instant return on your investment? 7.8% Yeild currently being achieved against the current asking price. Fantastic Investment Opportunity In The Heart of the Town Centre.

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Looking for a instant return on your investment? Property is currently rented on a 5 year lease at £7,800pa. Generating a Yield of 7.8% against the asking price.

Retail premises over two floors in the heart of Radcliffe town centre. Previously occupied by an opticians, the property could be used for a number of business.

To the ground floor is the main retail area/reception area with a internal door giving access to a corridor, which leads the a large kitchen area at the rear.

The Kitchen also has a external door leading to the rear yard.

The first floor could be used as office space or even converted to residential STPP.

**BOOK YOUR VIEWING NOW!!!**

**Price** £99,995

**Building type** Retail

For more information please visit:

<http://example.org/m/44681-42-blackburn-street-42-blackburn-street>



Fantastic Location

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Investment Opportunity

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Suit A Number Of Businesses

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Tenant in situ. With 7.8% Yeild being achieved.





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Data provided by Google

## Units & availability

Unit	Floor	Size sq ft
Retail Zone A	Ground	206
Internal Storage	Ground	119
Office	Ground	186
Office	First	207
Mess/Staff Room	First	186
<b>Total</b>		<b>904</b>

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**Airports**

Manchester 14.4m, Liverpool 26.6m

**National rail**

Kearsley 2.3m, Clifton (Manchester) 2.6m, Farnworth 2.6m

Notes:

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Agent

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Quote reference: SALE-44681

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