



JONES POTTS TAYLOR



13-13A Church Street

, Atherton, M46 9DE

£130,000

JonesPottsTaylor are delighted to offer FOR SALE this INVESTMENT OPPORTUNITY of a mixed-use, commercial and residential mid-terrace property. Situated on a prominent main road position in Atherton town centre, close to network links, schools, shops and amenities. The property briefly comprises of a self-contained COMMERCIAL ground floor unit and a one bedroom first floor RESIDENTIAL flat.

The ground floor entrance opens into a large open space/office with steps rising to an additional off centre area, two separate side rooms/offices, a split section kitchen and one W.C facility. The first floor residence has a private entrance, living room with an additional reception room / space, a separate kitchen / dining room, a double bedroom and a further shower room with three piece suite. Externally to the rear is an enclosed shared yard and both the ground floor front and rear entrances are secured by an electric roller shutter door.

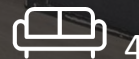
Both aspects of this property have a tenant in situ on a fixed term, earning a combined £14,700PA which equates to over an 11% yield.

Viewings are highly recommended to appreciate the potential investment opportunity.

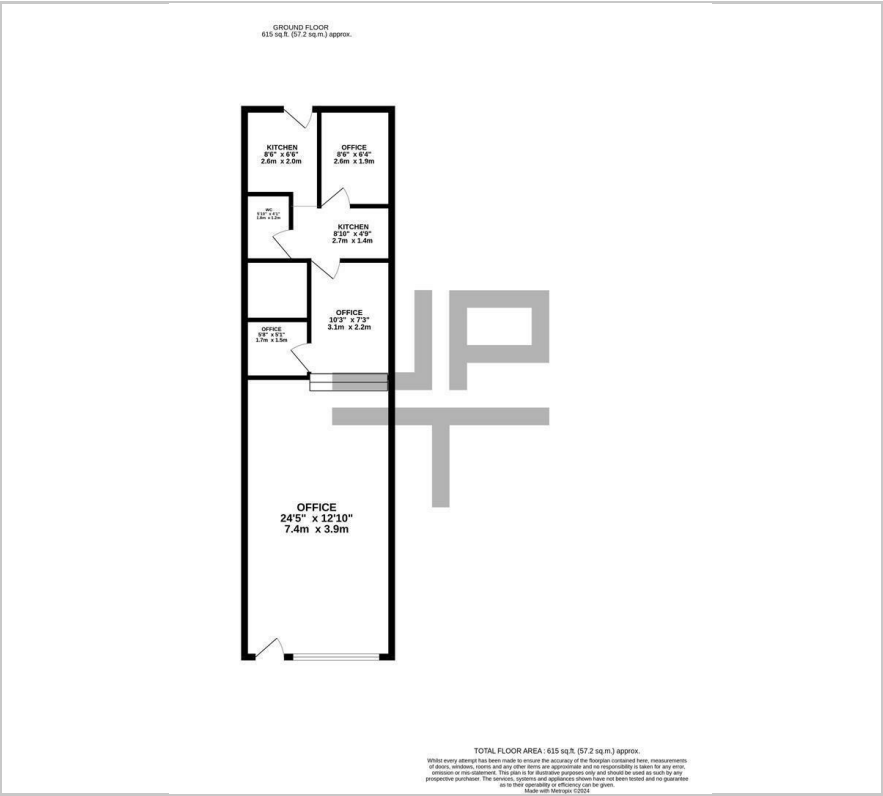
Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- Investment Opportunity
- Combined Rental Income Of £14,700PA
- Over 11% Yield
- No Onward Chain
- Town Centre Location
- Close To Transport & Networks Links



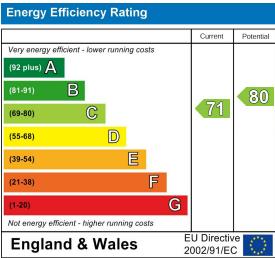
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.