

654/656 OLDHAM ROAD, FAILSWORTH, MANCHESTER, M35 9DU



FOR SALE

FREEHOLD RETAIL/RESIDENTIAL INVESTMENT OPPORTUNITY

- Ground floor unit let to Buttylicious at £6,952 per annum.
- 12 year lease from 14 May 1999.
- Vacant ground floor retail unit (formerly CCTV Solutionz).
- Self contained four bedroom flat and single lock up garage.
- Prominent position on the Oldham Road (A62).
- Potential to generate gross rental income of £20,000 per annum.

Offers are invited for the benefit of the Freehold interest. All enquiries to Jonathan Brownlow on 0161 839 6409, or jdb@wignallbrownlow.co.uk.

SUBJECT TO CONTRACT

DECEMBER 2009

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