CITRUS
COMMERCIAL CIRCLE

Mixed-Use Freehold Investment For Sale

1 Irwell Street, Bacup, OL13 0AD

Prominent town centre investment with diversified income



1,800 Approx. 1,800 sq ft	3+1 3 commercial units + apartment	FH Freehold	VP Retail unit vacant on completion







Current passing income: £14,760 per annum

Plus further rental potential from the owner-occupied retail unit

North Manchester Office:
Atrium House, 574 Manchester Road, Bury, BL9 9SW

Central Manchester Office:
10 St John St, Deansgate, Central Manchester, M3 4DY

0161 383 1806

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Investment Overview

Mixed-use freehold investment opportunity

1 Irwell Street, Bacup, OL13 0AD

An excellent opportunity to acquire a mixed-use freehold investment property occupying a prominent position at 1 Irwell Street, Bacup.

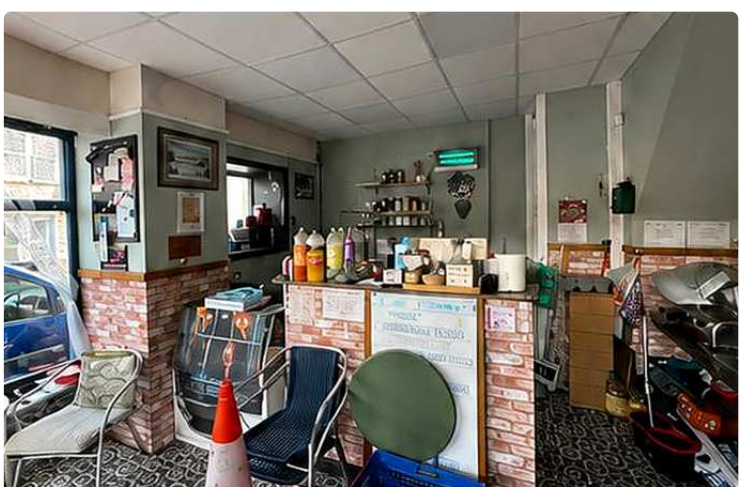
The property comprises three commercial units together with a self-contained one-bedroom apartment, providing a diversified mix of commercial and residential accommodation within a single freehold investment. The property extends to approximately 1,800 sq ft and is arranged across two two-storey shops, one single-storey shop and the residential apartment.

Two of the commercial units and the residential apartment are currently income producing, with the existing occupiers understood to be keen to remain. The third retail unit is owner occupied and will be offered with vacant possession upon completion, giving a purchaser the opportunity to occupy or relet the unit.

The property combines existing rental income with further reversionary potential and multiple income streams.



Clothing shop interior



Café accommodation

INFO

Accommodation Summary

- Approx. 1,800 sq ft overall
- Two two-storey shops
- One single-storey shop
- Self-contained one-bedroom apartment
- One retail unit vacant on completion

Tenancy & Income Profile

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Prominent town centre investment with diversified income

TENANT / UNIT	RENT (PCM)	RENT (PA)	TENANCY / NOTES
APT **One-Bed Apartment**	£550 pcm	£6,600 p.a.	Long-standing tenant in occupation for approximately seven years.
CAFÉ **Café**	£360 pcm	£4,320 p.a.	Currently income producing on a monthly rolling agreement.
SHOP **Clothing Shop**	£320 pcm	£3,840 p.a.	Currently income producing on a monthly rolling agreement.
VP **Owner-Occupied Retail Unit**	Vacant on completion	Further potential	Opportunity for purchaser occupation or reletting following completion.

Current passing income: £14,760 per annum

Plus further rental potential from the owner-occupied retail unit

Existing occupiers understood to be keen to remain.



Café accommodation



Apartment kitchen / living area



Apartment bedroom

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Key Features, Location & Viewings

1 Irwell Street, Bacup, OL13 0AD

Key Features

- Freehold mixed-use investment opportunity
- Three commercial units plus one-bedroom apartment
- Two two-storey shops and one single-storey shop
- Café, clothing shop and residential apartment currently income producing
- Long-standing residential tenant in occupation for approximately seven years
- Existing commercial tenants looking to remain
- Multiple income streams with further rental potential
- Prominent Bacup town centre location



Location

Situated in Bacup, the property benefits from a prominent town centre position surrounded by independent retailers, businesses and residential accommodation, providing a strong local catchment for the commercial occupiers.

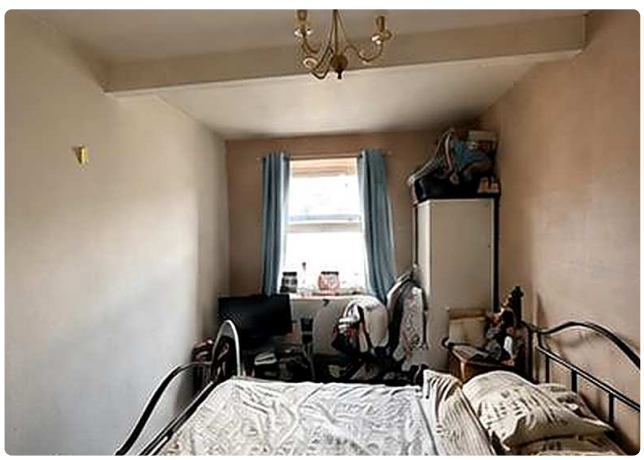
Viewings

Viewings by arrangement only through Citrus Commercial Circle.

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Senior Negotiator
07501 035218

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07562 158168





Important Notice: These particulars are produced in good faith as a general guide only and do not constitute any part of an offer or contract. Intending purchasers should satisfy themselves as to the correctness of the information provided.