CITRUS COMMERCIAL CIRCLE

Mixed-use investment property for sale

FULLY LET MIXED-USE INVESTMENT

12-14 HIGHER MARKET STREET | FARNWORTH | BL4 9AJ



£46,560 PA

Gross income from stated rents

3,500 sq ft

Approximate property area

Fully occupied

2 commercial units | 3 flats

Prominent town centre investment opportunity

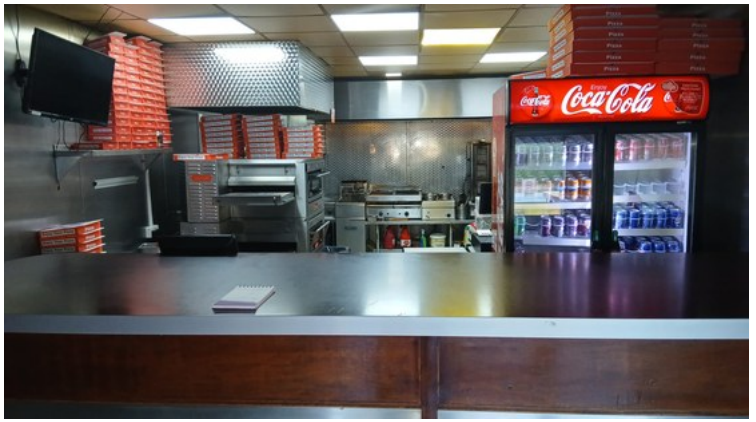
Five income-producing occupancies in Farnworth Town Centre

Tenancy and rental information available on request.

A mixed-use town centre investment

A fully occupied property extending to approximately 3,500 sq ft, comprising two ground-floor commercial units and three self-contained residential flats. The commercial occupiers are a takeaway and a barbershop; both are understood to be keen to remain.





RENTAL INCOME

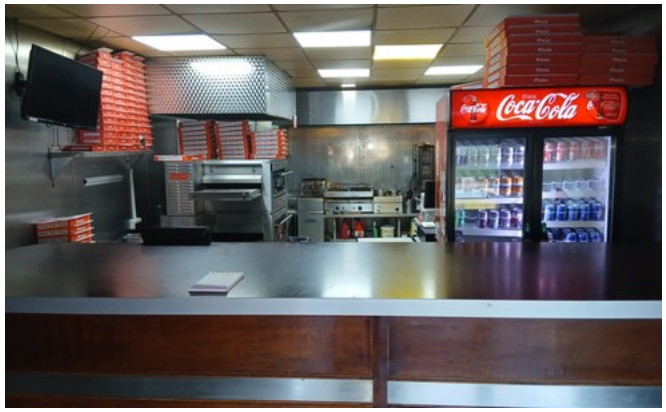
Fast-food takeaway	£1,080
Barbershop	£750
Two one-bedroom flats	£650 each
One two-bedroom flat	£750
Total gross monthly income	**£3,880**
Total gross annual income	**£46,560**

Rent figures supplied; subject to verification.

Images may be digitally enhanced.

Commercial accommodation













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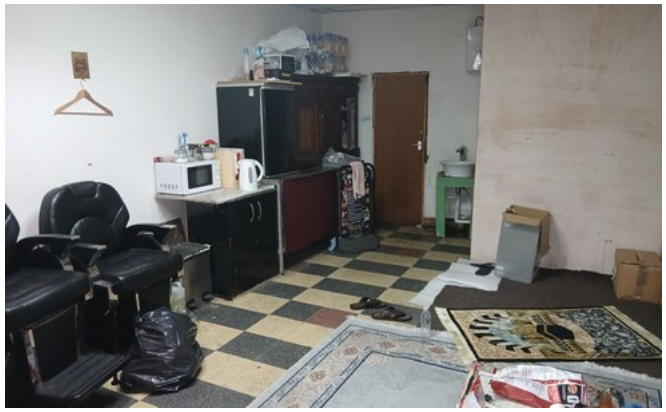
Further views of the property













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In the heart of Farnworth

Situated in Farnworth Town Centre among local shops, businesses, services and homes. The location offers access to Bolton, Manchester and the wider Greater Manchester area.



INVESTMENT HIGHLIGHTS

Two commercial units and three flats.
Fully occupied with five income streams.
Approx. £46,560 gross annual income from stated rents.
Tenancy and rental details available on request.

VIEWINGS BY APPOINTMENT

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