



**535 Market Street**

Whitworth | OL12 8QW



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## Overview

- Detached Property
- Set Over Three Levels
- Almost 2000sqft Of Living Accom
- Spacious Shop Front
- Three Bedroom Duplex Apartment
- Ground Floor Studio Apartment
- Modern Kitchen & Bathrooms
- Fully Let
- Annual Rental Income Of £34,000
- Fantastic Investment Opportunity



## Detached Property With Annual Rental Income Of £34,000

Offering a fantastic investment opportunity, this fully refurbished detached property boasts an annual rental income of £34,000 with a pharmacy and studio apartment located on the ground floor and a spacious three bedroom duplex apartment above.





The building is fully let with the following breakdown:

Pharmacy - £1000 per calendar month

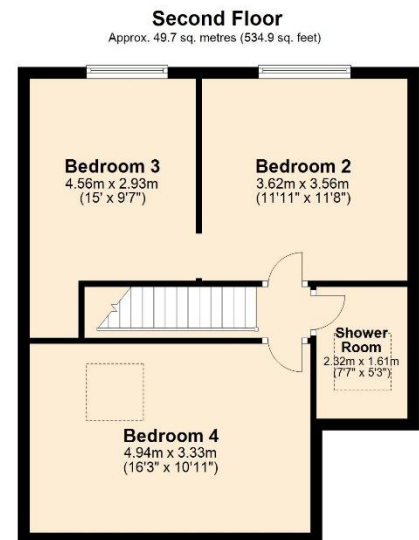
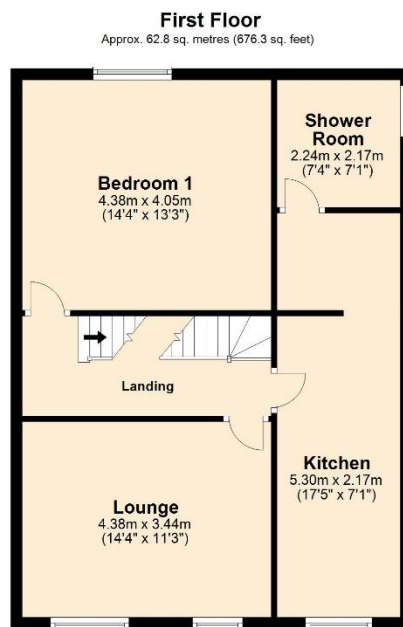
Studio - £650 per calendar month

Duplex - £1150 per calendar month

Located in the heart of Whitworth village, the property is surrounded by excellent amenities and beautiful open countryside. The property has been fully refurbished throughout.



Achieving 10-12% yield, this is definitely not an investment opportunity you want to miss out on!



Total area: approx. 175.4 sq. metres (1887.7 sq. feet)

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".