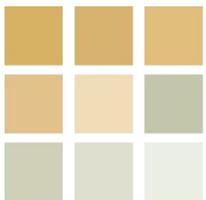




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BRAMBLES CAFE 20 WINTER HEY LANE  
Bolton, BL6 7AA  
Auction Guide £130,000

## 20 WINTER HEY LANE

### Property at a glance

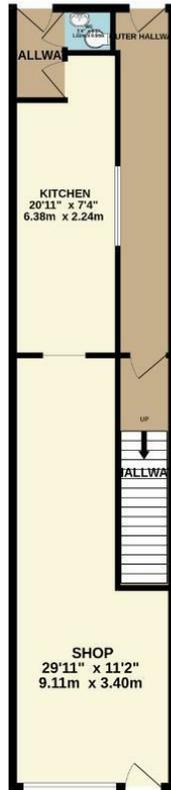
- INCOME OF £15,900 PER ANNUM
- GROUND FLOOR CAFE & FIRST FLOOR FLAT
- IDEAL BUY TO LET INVESTMENT
- LOCATED IN HORWICH CENTRE
- GUIDE PRICE £130,000 - £155,000

For sale via Pearson Ferrier Auctions starting Tuesday 10th February, bidding will be on the Pearson Ferrier website and you can register to bid now. An ideal Freehold investment producing £15,900 PA. The property comprises a cafe to the ground floor, with a flat with separate entrance to the first floor. The cafe is let at £650pcm and the flat is let at £675pcm. The property is located in Horwich centre with good access to motorway links. The cafe has a spacious eating area and kitchen. The flat has a separate access to the rear with a hallway, bedroom, lounge, shower room and kitchen area. With the high yield, this would be a great addition to a buy to let portfolio. Guide Price £130,000 - £155,000. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.





GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with floorplan.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
102 plus	A			102 plus	A		
81-101	B			81-101	B		
62-80	C			62-80	C		
43-61	D			43-61	D		
23-42	E			23-42	E		
9-22	F			9-22	F		
1-8	G			1-8	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.