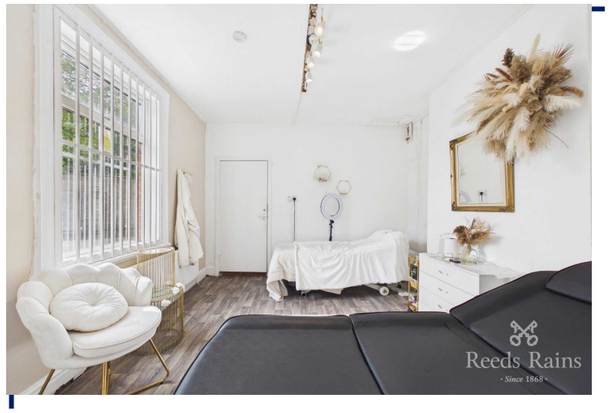
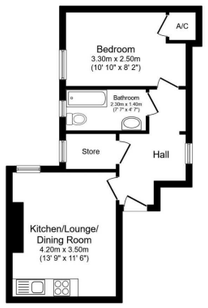




Floor Plan

Total floor area 39.0 sq. m. (420 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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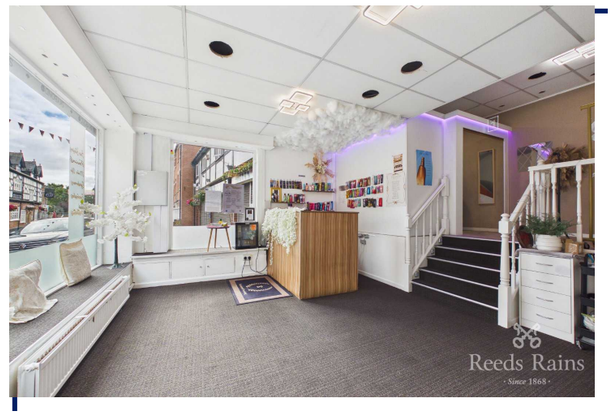
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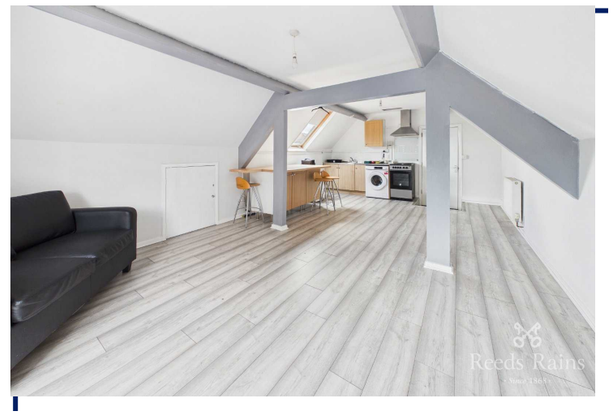
Approximate total area(1)
42.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Flats 1-3, Wheelock Street,
Middlewich, Cheshire, CW10

Asking Price: £275,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Flats 1-3, Wheelock Street, Middlewich, Cheshire, CW10

Asking Price: £275,000 Freehold

Council Tax Band:
EPC Rating: D

FOR SALE BY MODERN METHOD OF SALE.
STARTING BID: £275,000 PLUS RESERVATION FEE.

Outstanding opportunity to acquire a well established investment portfolio comprising of a substantial freehold building with three self contained residential flats, a ground floor commercial premises and ample parking.

It provides an attractive mix of residential and commercial income with some established tenants already in situ. The anticipated annual return is expected to be in the region of £30,000, subject to market conditions with potential for future growth.

This offers immediate returns, so whether you're looking to expand an existing portfolio or diversify your assets, then its most certainly one to explore.

It is a fantastic position with amenities on your doorstep in the middle of Middlewich town, offering a lively nightlife with a good selection of bars, restaurants and eateries. Middlewich provides excellent access of the North West Motorway network. Junction 18 of the M6 is approximately 3 miles (and only 8 minutes away).

It is offered to the market with no onward chain and perfectly suited to those hopefully seeking a smooth and swift purchase. Closer inspections are available upon request.

This property is for sale by North West Property Auction powered by IAMSOLD.
Sun Bed Beauty Parlour
Currently tenanted at £675 per month with an ongoing lease to June 2030.

Flat 1
One bedroom apartment currently tenanted at £525 per month.

Flat 2
One bedroom apartment currently advertised at £650 per month.

Flat 3
One bedroom apartment currently tenanted at £650 per month.

Exterior
Central high street position with rear off street parking.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk