

316 Newchurch Road, Stacksteads, Bacup, OL13 0UJ

Price £159,950

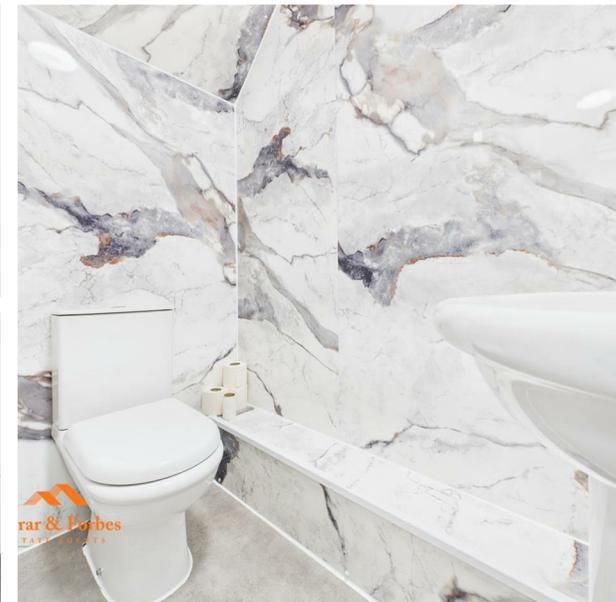
Council Tax Band:



**Farrar & Forbes**

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Generating over £1300 PCM.

Located on the popular Newchurch Road, this impressive mixed-use property offers an exceptional investment opportunity with multiple income streams and strong rental potential. The building comprises a long-established, tenanted salon on the ground floor, generating £324PCM.

The business is not included in the sale, but the premises have been successfully operated for many years and include a WC and hand wash basin. Adjoining the commercial space is a well-presented one-bedroom apartment featuring a spacious double bedroom, a modern three-piece bathroom suite with a low-level WC, pedestal hand wash basin, and a quadrant shower with marble-effect wall panelling. The open-plan kitchen/living area boasts a newly fitted horseshoe-style kitchen with matching wall, base, and drawer units, contrasting work surfaces, and an integrated electric oven and hob. This apartment is currently vacant and advertised at £525 PCM.

On the first floor, a two-bedroom apartment provides comfortable living with two generously sized double bedrooms, a separate WC, a shower room with hand wash basins in both, and a bright open-plan kitchen/living area positioned at the front of the property. This unit is currently tenanted, producing £525 PCM. The basement apartment has recently undergone a high-quality renovation and is ready for occupancy.

This well-maintained property presents a rare, turn-key investment opportunity with a blend of stable commercial tenancy and strong residential demand. With minimal maintenance requirements and excellent long-term growth potential, it is perfectly suited to investors looking for reliable passive income and attractive returns.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	