

T: 0161 830 8833

W: [www.portfolioup.com](http://www.portfolioup.com) E: [info@portfolioup.com](mailto:info@portfolioup.com)

rightmove 



# FOR SALE

## MULTIPLE OCCUPANCY INVESTMENT



### 5 BEDROOM HOUSE & TWO 2 BEDROOM FLATS

COLNE – 2A-2C CAMBRIDGE ST, LANCASHIRE BB8 0ES

PRICE - OFFERS OVER £175,000 SUBJECT TO CONTRACT

Portfolio Properties, Prospect House, Featherstall Road South, Oldham, OL9 6HT  
0161 830 8833

## COLNE – 2A-2C CAMBRIDGE ST, LANCASHIRE BB8 0ES

### DESCRIPTION

Former commercial building converted to 3 residential units.

The property comprises a substantial mid terrace building, originally constructed around 1890's as a commercial building.

The property currently comprises a 5-bedroom HMO to the ground floor and two self-contained 2-bedroom flats to the first floor that are currently tenanted with a rental income of £6240 per annum.

### ACCOMMODATION

constructed over 2 floors, plus cellar. The building is constructed with stone elevations, under stone, or blue slate roofs.

The building fronts directly on to the pavement and similarly, to the rear the building backs directly on to Back Cambridge Street.

ERV £24,000 PA

### TENURE

Freehold

### TENANCY

Vacant

### VAT

Not VAT registered

### EPC

Certificate and report are available upon request PROPOSAL

We are seeking offers over £175,000, subject to contract.

### VIEWING

Strictly by appointment only.

