



Harper Green Road, Bolton, BL4

£85,000

Offers in Excess of

Tenure: Shared Freehold, **Bedrooms:** 2

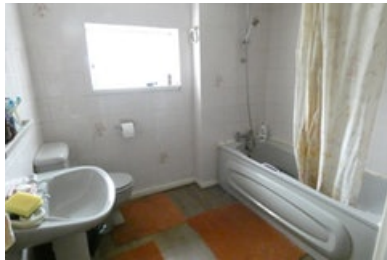
COMMERCIAL PROPERTY with TWO BEDROOM RESIDENTIAL ACCOMMODATION. POPULAR AREA - INVESTMENT PROJECT! MUST SEE. Housesimple are pleased to offer to the market this commercial premises with residential accommodation. Boasting a popular location, this property is not one to miss. The internal ac

Key features:

- Commercial Property
- Two Bedroom Residential Accommodation With Retail Space
- No Chain Delay
- Popular Location
- Investment

Extra info:

- **Property Age:** 79 years
- **Council Tax:** Band A (£1215.49 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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Housesimple are pleased to offer to the market this commercial premises with residential accommodation. Boasting a popular location, this property is not one to miss. The internal accommodation comprises; commercial kitchen/serving area to the front, lounge and separate kitchen to the rear and to the first floor two double bedrooms and a three piece bathroom suite. Not one to miss! Book your viewing now!

Energy Performance Certificate:

Energy Performance Certificate
Non-Domestic Building

11, Harper Green Road
Farnworth
BOLTON
BL4 0DL

Certificate Reference Number:
9936-3004-0689-0800-4901

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

104

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	77
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	171.79
Primary energy use (kWh/m ² per year):	996.46

Benchmarks

Buildings similar to this one could have ratings as follows:

24

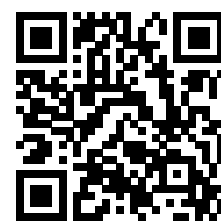
If newly built

71

If typical of the existing stock

MISREPRESENTATION ACT, 1967.

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To book a viewing scan this code