

C&R

Commercial & Residential
Properties

Asking Price £250,000
The Crescent, Salford, M5 4PF



0

Bedroom



0

Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
manchester@candrproperties.co.uk

01612279990



C & R City are delighted to bring to the market an exceptional and rare investment opportunity to acquire a fully let mixed-use commercial property in a highly sought-after and thriving location. This attractive freehold property comprises a well-established and popular takeaway business to the ground floor, with a well-presented one-bedroom apartment situated above. The entire building is currently occupied by a single tenant on a 6 year lease which started in 2024, providing a strong and reliable rental income of £1,850 per calendar month, making it an ideal turnkey investment for both seasoned and first-time investors alike.

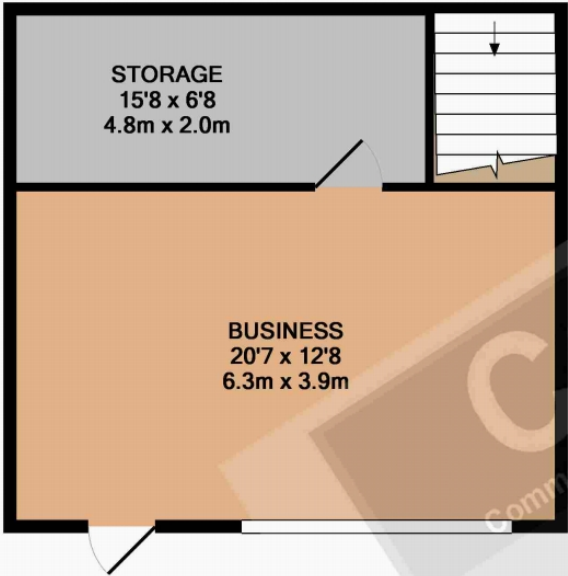
C & R City are delighted to bring to the market an exceptional and rare investment opportunity to acquire a fully let mixed-use commercial property in a highly sought-after and thriving location. This attractive freehold property comprises a well-established and popular takeaway business to the ground floor, with a well-presented one-bedroom apartment situated above. The entire building is currently occupied by a single tenant on a 6 year lease which started in 2024, providing a strong and reliable rental income of £1,850 per calendar month, making it an ideal turnkey investment for both seasoned and first-time investors alike.

Positioned in an area of consistently high footfall, the property benefits from excellent visibility and passing trade. Its prime location places it within close proximity to the University of Salford, ensuring a steady flow of students, professionals, and local residents, while Manchester City Centre is just a short distance away, further enhancing the appeal and long-term growth potential of the investment.

The ground floor takeaway business is well established within the community, enjoying a loyal customer base and a strong trading history. The current tenant has expressed intentions to continue operating the business, offering investors peace of mind with ongoing occupancy and income continuity. The residential accommodation above provides additional value and flexibility, appealing to a wide tenant demographic and supporting the overall income stream.

Properties of this calibre, combining both commercial and residential elements in such a prime and well-connected location, rarely become available on the open market. With immediate rental returns, long-term tenant stability, and excellent future potential for rental growth and capital appreciation, this represents a truly compelling investment opportunity.

Early viewing is highly recommended to fully appreciate the quality, location, and income potential that this property has to offer.



GROUND FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)



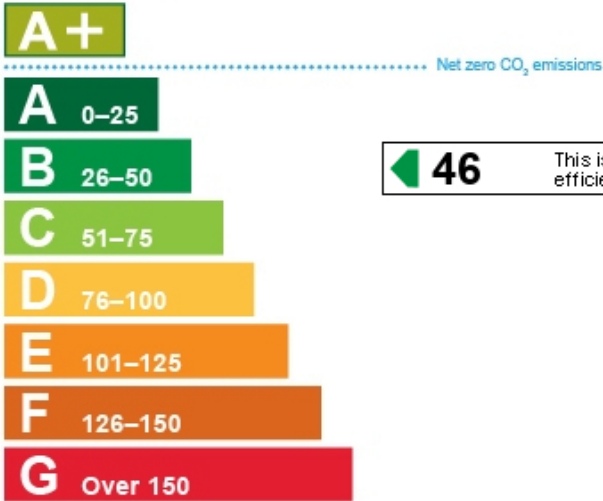
1ST FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 792 SQ.FT. (73.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 Metropix ©2018

Energy Performance Asset Rating

More energy efficient



◀ 46 This is how energy efficient the building is.

Less energy efficient

WWW.EPC4U.COM

