



Description

A commercial investment opportunity comprising of a prominent parade of 4 retail units together with a motor repair shop, which are occupied by three tenants at present currently producing a collective income of £37,500 per annum.

Situated

Fronting Crookes Road with Turner Lane to the Rear which in turn is off A57 in a popular location close to local amenities, central hospitals, schooling and transport links.

2 Crookes Road

Ground Floor - Approximately 73 sq.m First Floor - Lounge, Kitchen and Bathroom Second Floor - 2 Further rooms Let by way of a 10 year lease commencing 2018 producing £16,000 per annum R.V. £9,700

4 Crookes Road

Ground Floor - Approximately 34 sq.m First Floor - Number of rooms Second Floor - Attic rooms Vacant R.V.£9,100 plus £3,550 for the rooms above and over No 8.

6 and 8 Crookes Road

Frontage Hair & Beauty
Ground Floor - Approximately 88 sq.m Let by way of a 10 year lease commencing 5th May 2023 producing £15,000 per annum with a break date 5th May 2028 R.V. £14,250

Garage premises at Turners Lane

Ground Floor - Approximately 83 sq.m First Floor - Approximately 66 sq.m Hard Standing - Approximately 170 sq.m Let by way of a 10 year lease commencing 2007 producing £6,500 per annum R.V.£6,200



EPC Rating

No.2 - D No.4 - G No.6-8 - C

Joint Agent

Blundells

