



Description

A commercial investment opportunity comprising a prominent parade of four 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 73sq m

First Floor

Lounge, Kitchen and Bathroom

Second Floor

Two 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 34sq 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

Fontage Hair & Beauty Ground Floor – Approximately 88sq 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 83sq m



First Floor

Approximately 66sq m

Hard Standing

Approximately 170sq 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

