



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 73 sq.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 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
Fontage 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

