



Not to scale. For identification purposes only

- **Mixed use investment property producing £27,576pa.**

Description A two storey corner mixed use property comprising a ground retail unit together with five self contained flats accessed via a separate side entrance and each being on separate meters. All the flats are currently let on ASTs producing a rental income of approximately £27,576pa. The ground floor retail unit could be converted to residential, subject to any necessary planning consents. The property benefits from double glazing and electric heating.

Situated In a prominent position at the corner of Kemble Street and Warrington Road (A57) in

a popular and well established residential location within close proximity to local amenities.

Ground Floor Lock Up Shop

with separate WC. Communal Entrance and Hallway. **Flat 4** Open Plan Lounge/Kitchen/Diner, Separate WC, Bedroom with En Suite Shower Room. **Flat 5** Open Plan Lounge/Kitchen/Diner, Separate WC, Bedroom, Shower Room

First Floor Flat 1 Open Plan Lounge/Kitchen/Diner, Shower Room/WC, Bedroom. **Flat 2**

Open Plan Lounge/Kitchen/Diner, Shower Room/WC, Bedroom.

Flat 3 Open Plan Lounge/Bedroom, Kitchen, Shower Room/WC

Outside Hard standing parking area to the side and rear providing communal parking for approximately 5 cars.

Joint Agents
Bryan Gaskill & Co