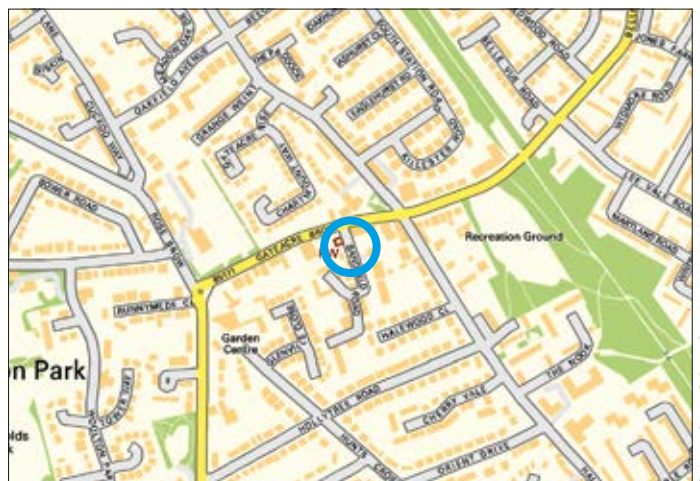




- A three storey Grade II listed property with retail units, offices, and a car park to the rear.

Description A substantial Freehold Grade II listed two/three storey property plus cellar dating from circa 1897. The property comprises a mixture of retail units to the ground floor and office accommodation to the first and second floors. There is a car park and yard to the rear. The ground floor plus cellar is currently let by way of a renewed 3 year Lease to Hair Fairy Wigs from August 2014 producing a rental income of £9750.00 per annum. The upper floors would be suitable for residential conversion to provide self contained flats, subject to any relevant planning consents.

Situated On the corner of Gateacre Brow and Sandfield Road in a sought after location within Gateacre Village. The surrounding area is predominantly residential in character and is a designated conservation area.



Not to scale. For identification purposes only



Basement Cellar
Store Room 1 26.5sq m (286sq ft)
Store Room 2 22.3sq m (240sq ft)

Ground Floor Reception/Office 22.8sq m (245sq ft)
Retail Unit 28.3sq m (305sq ft)
Staff Room 13.1sq m (141sq ft)
Workshop/Storage 38.6sq m (415sq ft)

First Floor Right Hand Front Office 19.6sq m (211sq ft)
Left Hand Front Office 24.3sq m (262sq ft)
Left Hand Rear Office 14.4sq m (153sq ft)
Kitchen 9.4sq m (102sq ft)
Right Hand Rear Office 23.8sq m (257sq ft)

Second Floor Male WC 15.4sq m (165.93sq ft)
Female WC 9.4sq m (101.31sq ft)
Boardroom 24.7sq m (266.67sq ft)
Store 27.5sq m (297.05sq ft)

Outside Rear Yard/Car Park Approx 102sq m (1098sq ft)

Joint Agents
SK Real Estate

