



- **Mixed use investment producing £8400 per annum with potential to increase to £20,000pa. Double glazing. Central heating. Electric roller shutters.**

Description A substantial three storey mixed use corner property comprising a ground floor retail unit together with two one-bedroomed self contained flats above, accessed via a separate side entrance. To the rear there is a retail unit and separate room which was previously let as a Beauty Parlour. The retail units are currently vacant and would be suitable for a number of uses, subject to any consents. The flats are both let by way of Assured Shorthold Tenancies producing £8400.00 per annum. The property benefits from double glazing, central heating and electric roller shutters. When fully let the potential rental income is in excess of £20,000 per annum.

Situated Fronting the High Street on the corner of Grove Street in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

Ground Floor Shop Main Sales Area, rear room/wash basin
Rear Retail Unit Two Rooms, WC, Separate Room with its own access.

First Floor Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor Flat 2 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC



Not to scale. For identification purposes only

