



- Residential investment producing £39,350 per annum
- Double glazing
- Central heating
- Driveway
- Gardens

A substantial Freehold three storey detached property which is currently let by way of a 15 year lease from 2009 producing £39,350.00 per annum. The property is being occupied as a specialist care home and comprises of 5 residents rooms along with 1 x 1 bed roomed self-contained flat and benefits from double glazing and central heating. There is potential for a number of uses of the premises subject to gaining the necessary consents.

Situated Fronting Westbank Road in a popular and well established location within close proximity to local shopping amenities, schooling and transport links.

Ground Floor Lounge, Kitchen, Laundry Room, 2 x Large Bedrooms with Shower Rooms, WC and Wash Basin.

First Floor Office, WC with Wash Basin, 2 x Large Bedrooms with 3-piece bathroom, WC and Wash Basin, 1 x Large Bedroom

with Shower Room, WC and Wash Basin, Fire Escape.

Second Floor Self Contained Flat – Kitchen, Lounge, Dining Area, Bedroom, Shower Room/WC.

Outside Driveway, Front and rear gardens.

Note Please note Sutton Kersh have not internally inspected the property.

