



- **A mixed use investment currently producing in excess of £19,262 per annum. Two ground floor retail units, first floor two bedroomed flat. Separate single storey unit. Double glazing.**

**Description** A mixed use investment property currently producing in excess of £19,262 per annum. The property comprises a substantial three storey corner property consisting of two ground floor retail units, together with a first floor two bedroomed flat. To the rear of the property there is a separate single storey unit currently used as offices by a local builder. The property benefits from double glazing.

**Situated** Fronting Ford Road in a popular and well established location in the heart of Upton Village.

**Ground Floor** Cafe and Hairdressers

**First Floor Flat** Hall, Lounge, Kitchen, Two Bedrooms, Bathroom/WC

**Outside** 148b – Workshop/Offices



UNIT	TENANCY	RENT
Cafe	5 year Law Society Lease commencing 8th March 2013	£6,000 per annum
Hairdressers	10 year lease expiring 28th September 2019	£6,250 per annum
2 Bed Flat above	Protected Tenant	£4,212 per annum
148b Ford Road – Workshop	3 year Law Society Lease expiring 17th March 2018	£2,800 per annum
Total		£19,262 per annum