2, 4 & 6-8 Crookes Road/Garage at Turner Lane, Sheffield S10 5BB



COMMERCIAL INVESTMENT



Description

A commercial investment opportunity comprising a prominent parade of four retail units together with a motor repair shop, which are occupied by three tenants at present currently producing a collective income of £37,500 per annum.

Situated

Fronting Crookes Road with Turner Lane to the Rear which in turn is off A57 in a popular location close to local amenities, central hospitals, schooling and transport links.

2 Crookes Road Ground Floor Approximately 73 sq.m

First Floor Lounge, Kitchen and Bathroom

Second Floor

Two further rooms Let by way of a 10 year lease commencing 2018 producing £16,000 per annum

R.V. £9,700

4 Crookes Road Ground Floor Approximately 34 sq.m First Floor Number of rooms

Second Floor Attic rooms Vacant

R.V.

 \pounds 9,100 plus \pounds 3,550 for the rooms above and over No 8.

6 and 8 Crookes Road Fontage Hair & Beauty Ground Floor

Approximately 88 sq.m Let by way of a 10 year lease commencing 5th May 2023 producing £15,000 per annum with a break date 5th May 2028



R.V. £14,250

Garage premises at Turners Lane Ground Floor Approximately 83 sq.m

First Floor Approximately 66 sq.m

Hard Standing Approximately 170 sq.m Let by way of a 10 year lease

commencing 2007 producing £6,500 per annum

R.V. £6,200

EPC Rating No.2 D. **No.4** G. **No.6–8** C

Joint Agent Blundells

B blundells Property Auctions

Please note there is a buyer's administration charge of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT on each lot purchased (unless stated otherwise in the property description). 'Guide/reserve price definitions and buyer's fees can be found at the front of this catalogue