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