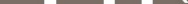


Chip Shop
19'5" x 16'1" (5.92 x 4.92)
Kitchen - Chip Shop
10'8" x 12'1" (3.26 x 3.70)
Lobby
7'0" x 3'9" (2.14 x 1.16)
Hallway
4'3" x 5'3" (1.30 x 1.62)
Kitchen
9'10" x 10'3" (3.01 x 3.14)
Diner
9'1" x 15'8" (2.79 x 4.78)
Lounge
12'3" x 16'4" (3.75 x 4.99)
Bedroom
12'4" x 12'2" (3.77 x 3.72)
Bedroom
7'2" x 10'9" (2.20 x 3.28)
Bathroom
6'11" x 5'11" (2.12 x 1.81)



DWSMITH EST 1999

PROPERTY TYPE Commercial

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND



We are pleased to offer for sale the freehold of this shop and maisonette.

A5 use for the chip shop, currently leased until 2041, at a rent of £16,000 per annum - under the lease the tenant is liable for all repairs. There is a rent review every five years.

This is a brilliant investment opportunity.

The current tenant pays £1800 per annum for council tax which combines both residential and business.

the location

Extremely well located in a rank of shops, easily accessible for the local residents with public parking nearby.

Shop with two bedroom maisonette.

just a thought...

Looking for an investment - this could be the one for you!