



x2



x1



x1

Walsgrave Road, Stoke
Offers Over £200,000



elite
property

An excellent opportunity to acquire a versatile commercial property with an attached two-bedroom residential flat, offering both rental income and flexibility of use.

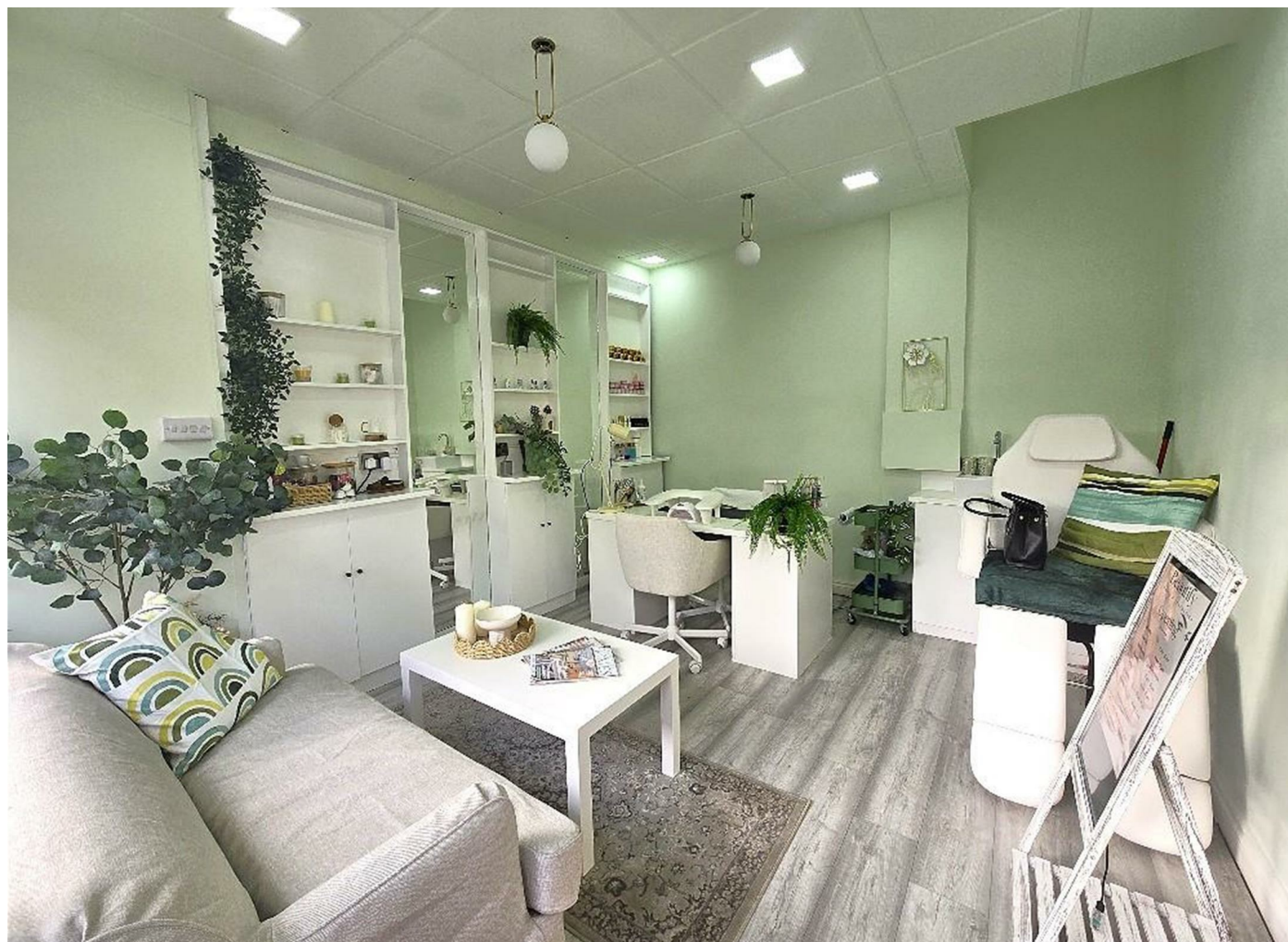
The A1/A2 commercial unit, covering approximately 14 square meters, is currently operating as a beauty salon. This single unit has its own electric and water meters, providing independence for utility management. The property benefits from high foot traffic on the busy high street, with bus stops conveniently located right outside, ensuring excellent accessibility.

At the rear, the property features a two-bedroom flat arranged over two floors. The ground floor comprises a lounge, a fitted kitchen, and a bathroom, while the first floor includes two double bedrooms, making it an ideal living space. The flat benefits from gas central heating, double glazing, and an enclosed garden. The location offers easy access to local amenities, including schools and libraries, and is just a 20-minute walk to the city centre.

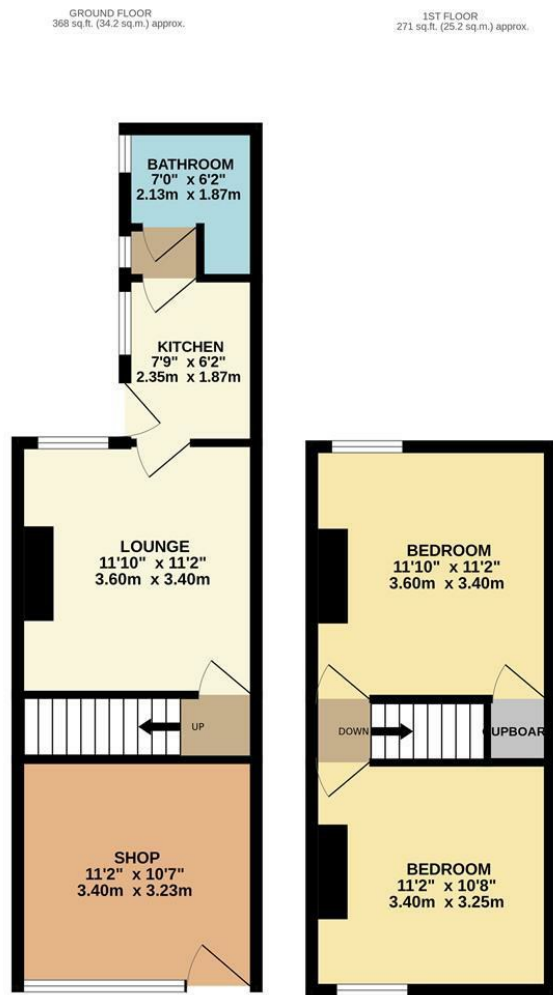
The property's current combined rental income is £1,100.00 per month. Both the commercial and residential spaces are separately metered for water and electricity, with gas supply exclusive to the flat.

This premises presents an attractive investment opportunity with established rental income and strong growth potential.

- Versatile commercial property with an attached two-bedroom residential flat, ideal for investment.
- Commercial unit covers 14 square meters and is currently leased as a beauty salon.
- Combined rental income of £1,100.00
- EPC Rating - Commercial Premises - D
- EPC Rating - Flat - E
- Convenient Location within Ball Hill Shopping Area
- Excellent investment opportunity with established tenants and potential for rental growth.

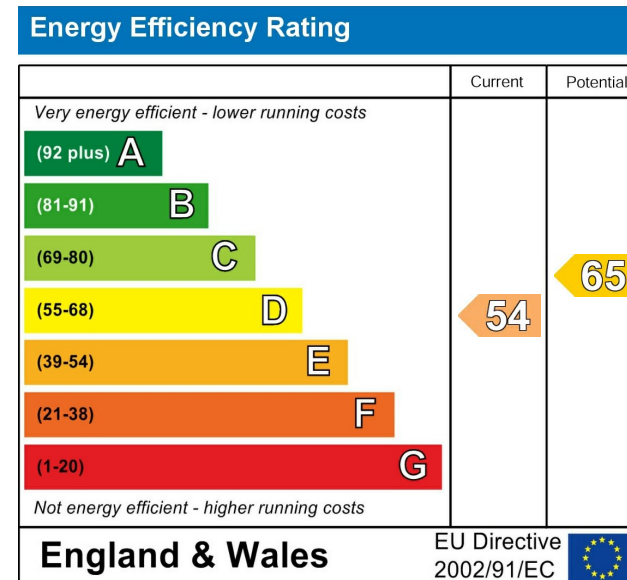






TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

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