



6/6a, Cowley Hill Lane, Cowley Hill, WA10 2AB

Asking Price £160,000

*David
Davies* Collection



6/6a, Cowley Hill Lane, Cowley Hill, WA10 2AR

- EPC:D
- Council Tax Band:A
- Ground Floor Commercial
- Two Bedrooms
- UPVC DG & GCH
- Leasehold
- Commercial Premises
- First Floor Apartment
- Vacant Possession
- Being Sold As One Unit

INVESTORS

Property For Sale with 2 Investment opportunities

Being sold as one unit.

A rare investment opportunity to purchase this commercial premises, located at the foot of Cowley Hill Lane, which currently generates two incomes.

The communal hallway leads to the ground floor commercial unit.

This two room open area, currently used as a Hairdressers. To the rear is a kitchen area and further a w.c.

From the communal hallway the first floor apartment offers a lounge to the front, with modern side kitchen. Two bedrooms and a modern shower room.

The property is LEASEHOLD and will be offered for sale as vacant possession.

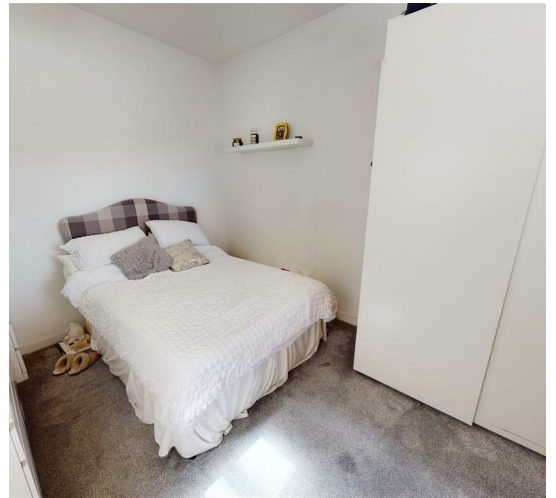
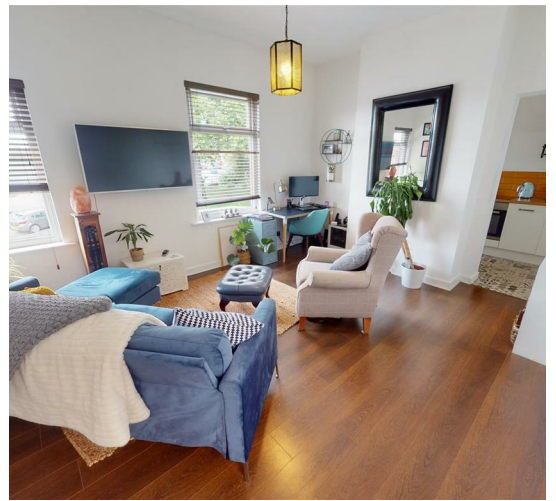
Ground Floor Commercial unit £500 PCM
First Floor Two Bedroom Apartment £500 PCM

Leasehold - 873 years remaining

NOTE: The Seller is a relative of a Director of this company.

EPC:D







GROSS INTERNAL AREA
 FLOOR 1: 57 m², FLOOR 2: 55 m²
 TOTAL: 112 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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David Paul Davies

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	



Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant

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