



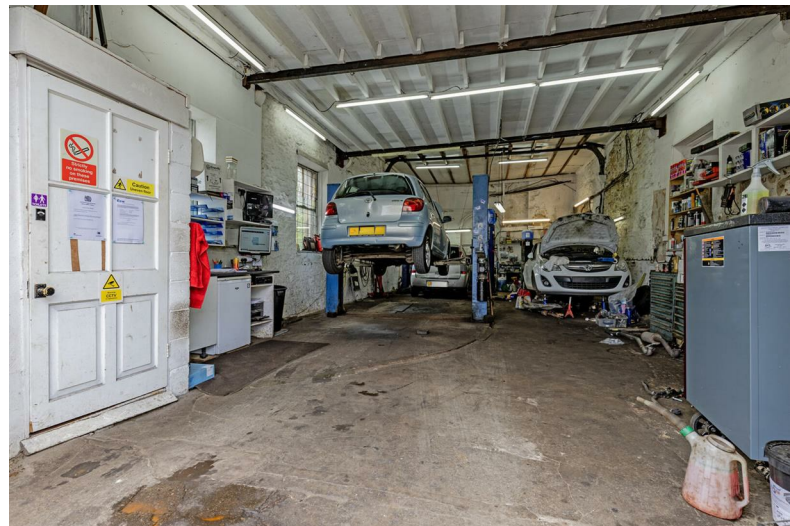
192 Loxley Road

, Sheffield, S6 4TG

Auction Guide £180,000



# 192 Loxley Road



## Description

AUCTION GUIDE £180,000

A brilliant commercial opportunity to acquire a readymade income that consists of a sizeable commercial unit that is home to two businesses - one is a Motor Company and the other is a Tree Surgeon. Each business is on a long term lease with a total annual turnover of around £15,000 (£600pcm and £650pcm respectively), yielding over an 8% return. The unit consists of a ground floor unit with additional office, W/C. and two storage areas. To the first floor is a large workshop with two additional office spaces.

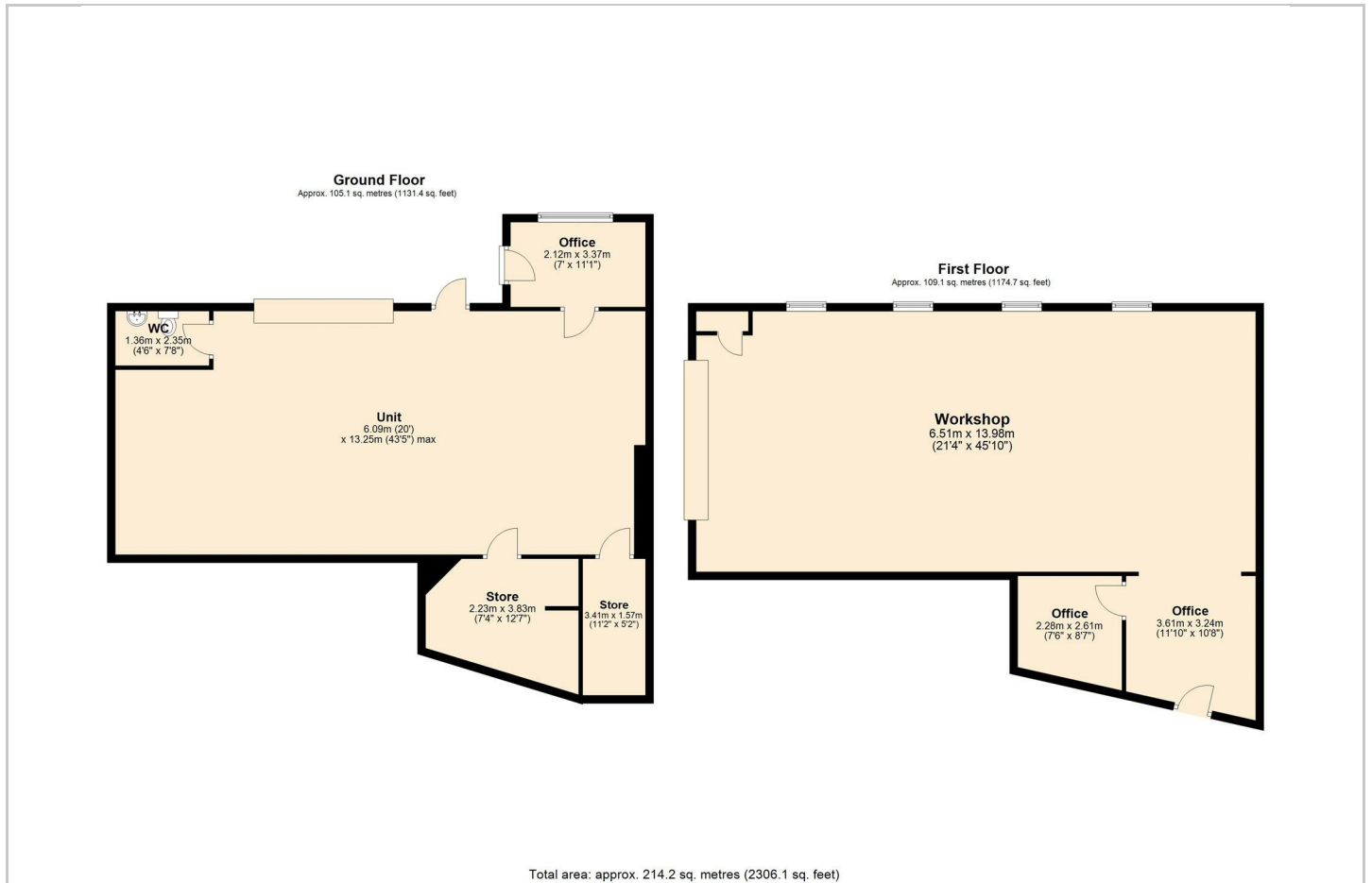
Book viewings via ELR on 0114 2683388.

- AUCTION GUIDE £180,000
- Long-term commercial leases
- Tenants in situ for stability
- Motor Company and Tree Surgeon as tenants
- Popular area for businesses
- Annual income around £15,000
- Located on popular Loxley Road
- Two successful businesses in situ
- Sound investment opportunity
- Viewing highly recommended - contact ELR

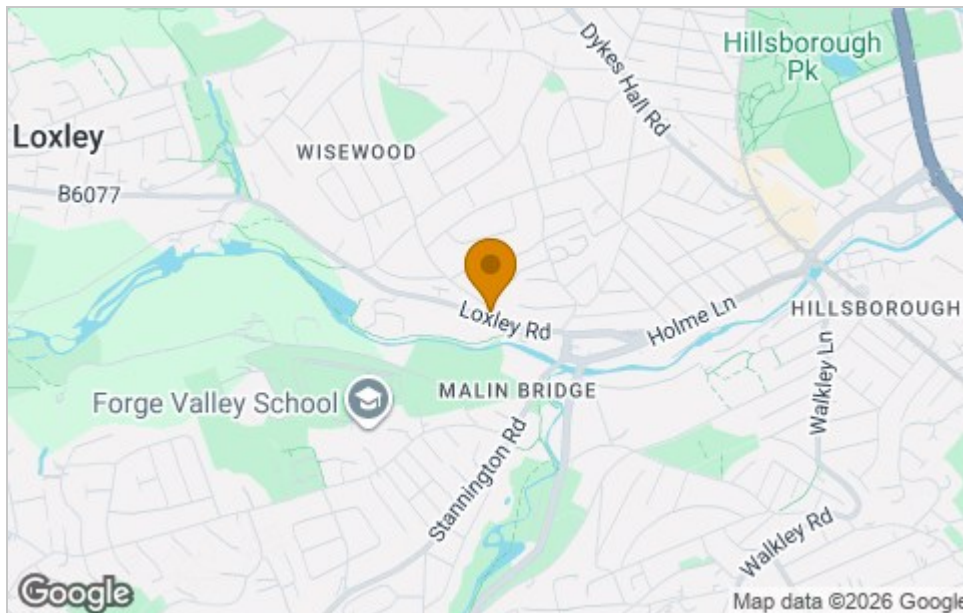




## Floor Plan



## Area Map



## Energy Efficiency Graph

## Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Eadon Lockwood and Riddle, 888 Ecclesall Road, Sheffield, South Yorkshire, S11 8TP  
Tel: 0114 268 3388 Email: [bannercross@elr.co.uk](mailto:bannercross@elr.co.uk) <https://www.elr.co.uk>