

Ecclesall Road

Guide Price £325,000

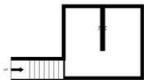
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- COMMERCIAL AND RESIDENTIAL PREMISES
- POPULAR LOCATION
- THREE BED RESIDENTIAL ABOVE
- ENDLESS POSSIBILITIES
- PART-LET INVESTMENT
- GOOD RENTAL COMMAND
- ALCOHOL LICENCE
- FINISHED TO AN OUTSTANDING STANDARD
- LARGE STORAGE AREAS
- IDEAL FOR INVESTORS OR OWNER OCCUPIERS



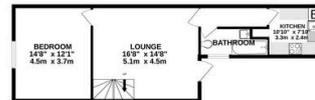
GROUND FLOOR
EST 2025 (approx.)



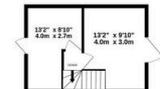
GROUND FLOOR
EST 2025 (approx.)



1ST FLOOR
EST 2025 (approx.)



2ND FLOOR
EST 2025 (approx.)



TOTAL FLOOR AREA : 1631 sq.ft. (151.6 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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This superb mid-terrace mixed-use property presents an exciting opportunity for owner-occupiers, investors, or entrepreneurs seeking a high-quality commercial space with high residential income.