

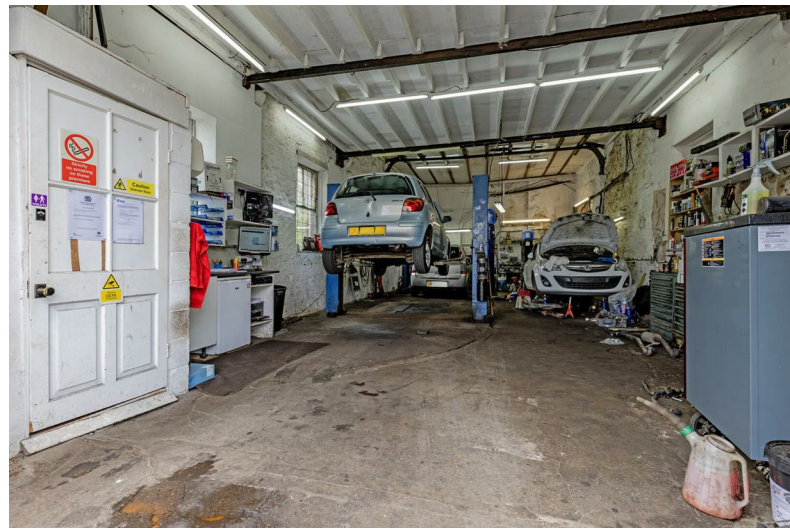


192 Loxley Road

, Sheffield, S6 4TG

Auction Guide £180,000

# 192 Loxley Road



## Description

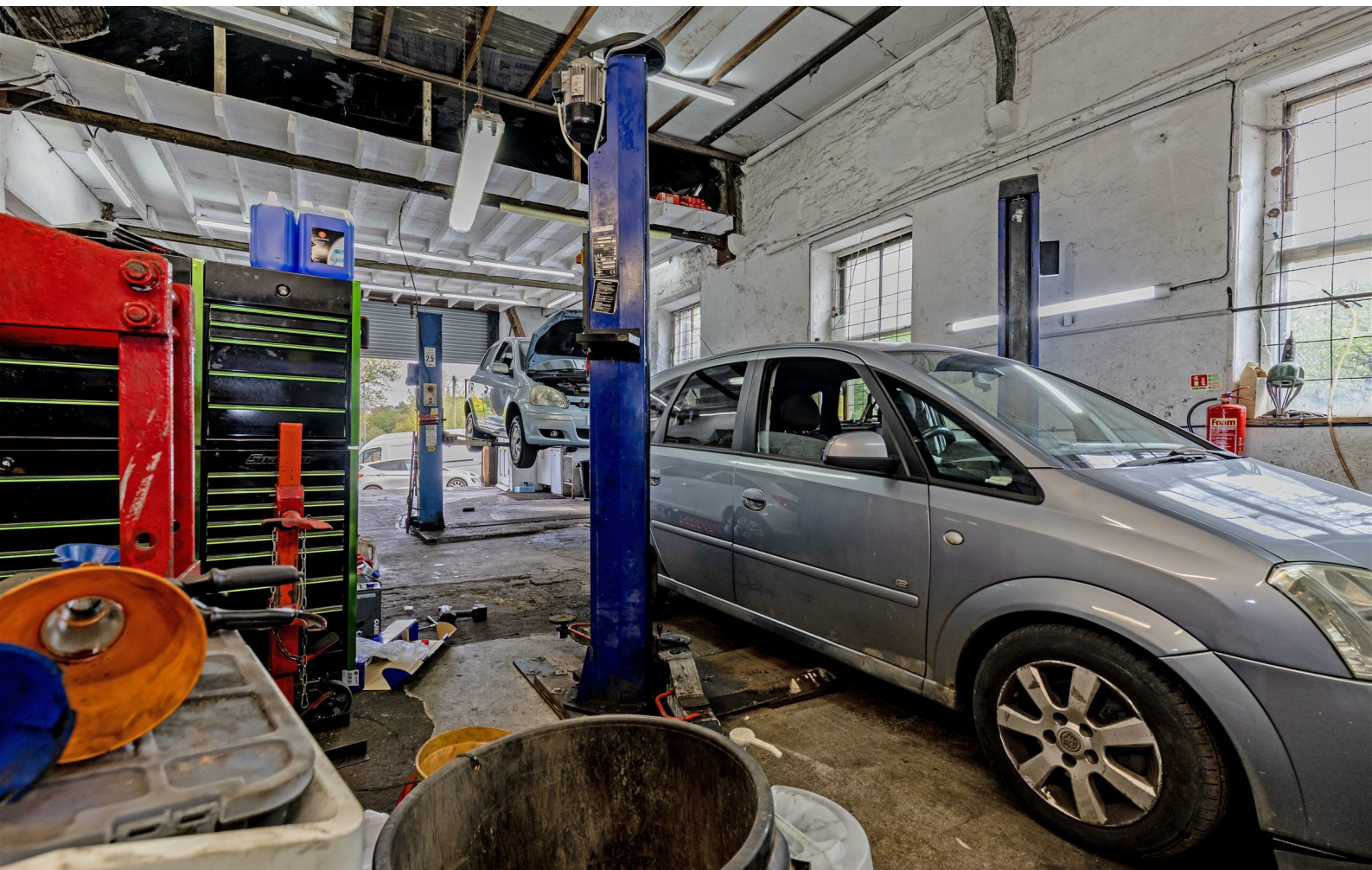
AUCTION GUIDE £180,000

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.

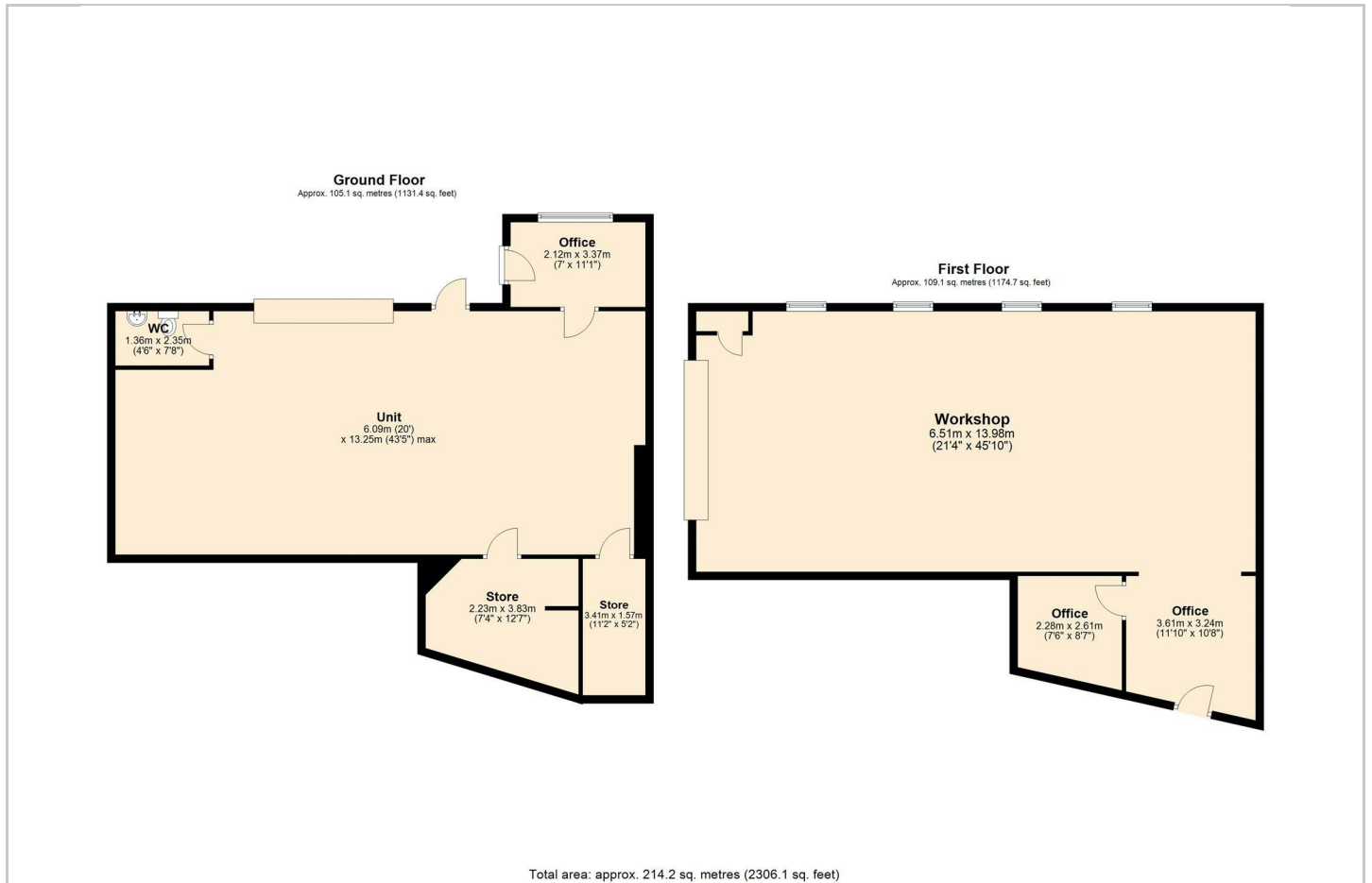
Book viewings via ELR on 0114 2683388.

- 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

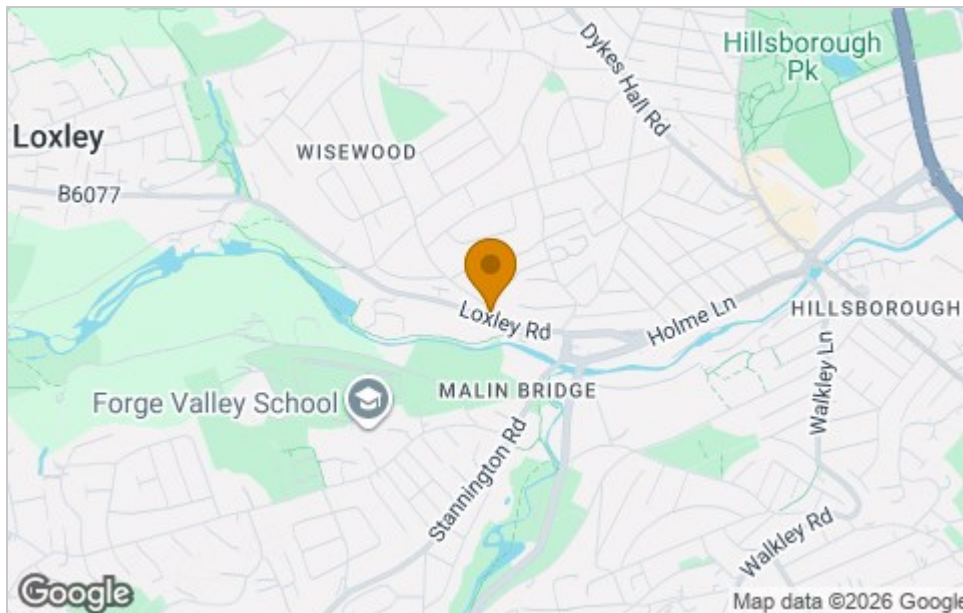




## Floor Plan



## 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.

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