

For Sale

Mixed use retail/residential investment property



63-67 Haywood Street, Leek, Staffordshire, ST13 5JH

Guide Price

£400,000

Andrew J Hyde

Property Consultant

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Description

The property comprises a recently refurbished 3 storey mid terraced Victorian building with ground floor retail unit, 4 self-contained flats above and rear yard/parking area.

The retail unit is well fitted out for use as an ironmongers/general store with cellar storage, office and storerooms to the rear.

The 4 upper floor flats are self-contained with gas central heating, fitted kitchens and 1 or 2 bedroom accommodation approached via a rear external staircase.

The 2 bedroom flats are both duplex in layout.

Location

The property occupies a good secondary retail location within the town centre fronting directly onto one of the main roads into the town close to the main retail pitch along Derby street.

An Aldi supermarket is also situated close by.

Accommodation

Retail unit:-

Ground Floor

Retail Space: 114.1 Sq m 1228 Sq Ft

Office: 7.1 Sq m 76 Sq Ft

Storerooms and WC: 28.1 Sq m 303 Sq Ft

Cellar Storage: 48.1 Sq m 518 Sq Ft

Total Retail Space: 149.3 Sq m 1607 Sq Ft

Flat 1 (Duplex)

Kitchen, living room, 2 bedrooms and bathroom with WC

78 Sq m 838 Sq Ft

Flat 2 (Duplex)

Kitchen, living room, 2 bedrooms and bathroom with WC

78 Sq m 838 Sq Ft

Flat 3

Entrance hall, living room, kitchen, 1 bedroom and bathroom/WC

50.4 Sq m 543 Sq Ft

Services

I understand that mains water, electricity and gas are available.

Applicants are to satisfy themselves with regard to availability of services.

The flats benefit from individual gas fired boilers providing space heating via hot water radiators and domestic hot water.

Tenure

I am advised the property is held freehold

Occupational Leases

I am advised of the following lease details:

Retail unit - let on a 7 year lease from 22 March 2014 to 21 March 2021 providing a current rent of £15,500 pa

Flats - All let on AST agreements:-

Flat 1 £400/month

Flat 2 £443/month

Flat 3 £325/month

Flat 4 £282/month

Flat Rental Income £17,340 pa

Total Rental Income £32,840 pa

Business Rates

Retail unit - Rateable value £15,750

Guide Price

Offers in the region of £400,000

Legal Costs

Parties are to bear their own legal costs incurred during the transaction

Viewing

Strictly by appointment with Sole Agent
A J Hyde Property Consultant

Ref: Andrew J Hyde
Mobile Tel: 07341 555148

Disclaimer

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