A substantial mixed use investment comprising 3x lock up shop units, 4x one bedroom flats above, 1x studio flat to the rear and 2x semi detached one bedroom houses. In addition the property benefits from 8 allocated parking spaces. The property is presented in good condition and once fully occupied we anticipate an annual rent in the region of £77,000pa.

The property offers an excellent investment return and the potential for a break up. Early enquiries are recommended.
DESCRIPTION
A substantial investment comprising 7 residential units and 3 shops. 2 of the 3 shops are let and the flats are about to be marketed to let. Once fully occupied we anticipate a total rental income in the region of £77,000pa.

ACCOMMODATION
Please refer to the floor plan for approximate measurements. The floor plan is provided for indicative purposes and should not be relied upon. The residential accommodation has recently been redecorated throughout benefiting from modern kitchens with integral ovens and hobs, and UPVC double glazing throughout.

LOCATION
Situated on Staple Hill High Street, the property backs on to Haynes Lane.

EPC RATING
99 (Shop) - C
99a (Shop) - E
101 (Shop) - C
99G (One Bedroom House) - D
99H (One Bedroom House) - D
99D (Ground Floor Studio) - D
99C (First Floor Flat) - £675pcm - TBC
99B (First Floor Flat) - £675pcm - B
99F (Top Floor Flat) - £650pcm - D
99E (Top Floor Flat) - £650pcm - TBC

LEASE DETAILS
99 High Street (Shop) - Let at £6,900pa on a 2 year lease from March 2017 on effectively Internal Repairing Terms, subject to an annual rent review.
99a High Street (Shop) - Currently vacant.
101 High Street (Shop) - Let on a 10 year lease from September 2015 on effectively Internal Repairing Terms, at £7,800pa subject to 3 yearly rent reviews and break options.

CONTROL OF ASBESTOS
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

VIEWINGS
Strictly by Appointment with Maggs and Allen.