



- Well modernised five bed HMO and Ground Floor sales shop
- Worthy of full internal inspection
- Ground floor butchers let at £10,000 pa until 2021
- First floor let to 5 students at £83 per week
- Total income £31,580 pa
- Prime location in the heart of Broomhill

#### Accommodation

##### 497 Glossop Road

Ground floor  
Retail area 34.18 square meters

##### Basement

Cellar and stores

##### 497a Glossop Road

##### First Floor

Lounge/Kitchen 4.28m x 5.08m  
Bedroom 1 2.95m x 3.86m  
Bedroom 2 2.88m x 2.90m  
WC 1.46m x 0.87m

##### Second Floor

Bedroom 3 3.17m x 2.96m  
Bedroom 4 3.93m x 2.58m  
Bedroom 5 2.94m x 3.81m  
Shower room 1.29m x 2.60m  
Shower room 0.80m x 2.27m

#### Outside

Share rear yard  
External store

#### Tenancy details

The ground floor butchers is let by way of a 10 year lease due to expire in November 2021. The upper floors are let to 5 students by way of an Assured Shorthold Tenancy due to expire in June 2018 at £83 per week including water rates.

#### EPC Rating

A full copy of the EPC will be available to view via our website

#### VIEWING

By appointment with Jake Bond  
07715 214572. jake@markjenkinson.co.uk

**SOLICITORS** Norrie Waite & Slater  
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