



- **Substantial Double fronted investment property**
- **High profile position in Crookes and close to the University campus**
- **Ground Floor -Established florist - let for 15 years from 16th July 2015 at £6,000pa**
- **Well modernised residential accommodation - Licenced HMO for 7**
- **Currently let to 3 from 11th September 2020 at £12,240 (last year £16,320)**
- **Current income £18,240 - £22,320pa when fully let**

Commercial Accommodation

Residential Accommodation
Ground Floor
Entrance Hallway
Dining Kitchen 3.78m x 3.40m

Basement

Cellar

First Floor

Landing
Front Sitting Room 3.59m x 3.22m with a closet
Front Bedroom One 3.24m x 3.57m
Rear Bedroom Two 3.54m x 3.03m
Shower Room/WC1
Shower Room/WC2

Second Floor (2 Staircases)

Front Attic Bedroom 3.18m x 3.07m
Rear Attic Bedroom 3.43m x 1.86m opening to 3.08m
Study 3.43x 2.45m

Rear Bedroom 4.03m x 1.71m

Tenancy Details

The ground floor florist is let by way of a 15 year lease from at £6,000pa. The residential accommodation is currently let to three at a rent equivalent to £85per week each (£12,240pa)

HMO Licence

The property is currently licenced as a House in Multiple Occupancy for 7 persons (Licence number 003453) from 18th February 2016 - 17th February 2021)

EPC Rating

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



VIEWING

By appointment with Jake Bond
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SOLICITORS

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