



- Outstanding investment opportunity – £38,693 pa
- Comprises three flats, two former coach houses, workshop and 22 lockup garages
- All within a freehold site of 0.21 acres
- 106 Albert Road – substantial end terrace comprising three well appointed flats
- Let at £430, £525 (currently vacant) & £540 pcm (£1,495pcm)
- 106a – Former Coach house let at £450pcm
- 106b – Two storey Coach house let at £525pcm
- Garages and workshop let at £8,753pa
- Potential for rental increase

106 Albert Road – Flat 1 – Lower Ground Floor

Entrance hall
Landlord store & boiler room
Living kitchen 6.09m × 3.89m
narrowing to 2.70m
Bedroom 3.81m × 3.71m
Shower room/WC 2.36m × 0.91m
Let at £430pcm

Flat 2 – Ground Floor

Entrance hall
Bay window sitting room 3.94m × 4.61m
Bedroom 4.31m × 3.95m
Shower room/WC 2.45m × 0.87m
Kitchen & utility 3.06m × 1.96m
Currently vacant but previously let at £525pcm. Asking £550pcm

Flat 3 – Two Bedroom Flat on 1st & 2nd Floor

First Floor
Landing
Living room 4.06m × 3.93m
Bedroom 4.05m × 4.30m
Kitchen 2.92m × 1.99m
Bathroom/WC 1.97m × 1.71m

Second Floor

Bedroom two 3.90m × 4.04m + 1.44m × 2.12m with dormer & velux windows
Let at £540 pcm

106a – Detached Former Coach House

Living kitchen 3.87m × 3.33m
Bedroom 3.63m × 3.20m
Shower room/WC 2.33m × 0.87m
Patio

Lower Ground Floor

Utility room 4.04m × 1.54m
Let at £460pcm
Integral garage – let separately

106b – Former Coach House Ground Floor

Kitchen 2.84m × 1.53m
Living room 4.64m × 3.80m with under stairs store

First Floor

Bedroom 3.99m × 3.63m
Shower room/WC 1.54m × 2.60m
Let at £550pcm

Outside

The property occupies a site of 0.21 acres with vehicular access via Albert Road leading to the rear.

Garages

There are 22 lock-up garages together with first floor storage/workshop accommodation, let producing £8,753pa

EPC Rating

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

VIEWING

Strictly by appointment with the auctioneers 01142760151 or reception@markjenkinson.co.uk

SOLICITORS

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