



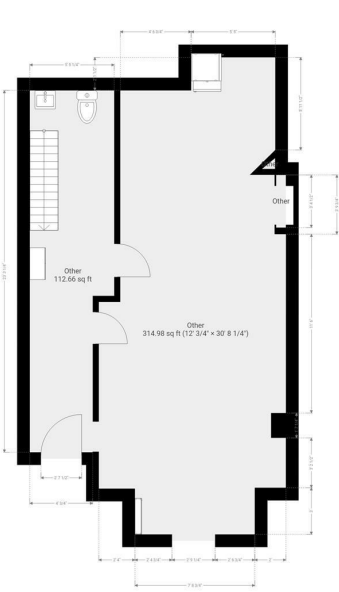
111 WASHWAY ROAD SALE

£380,000
FREEHOLD

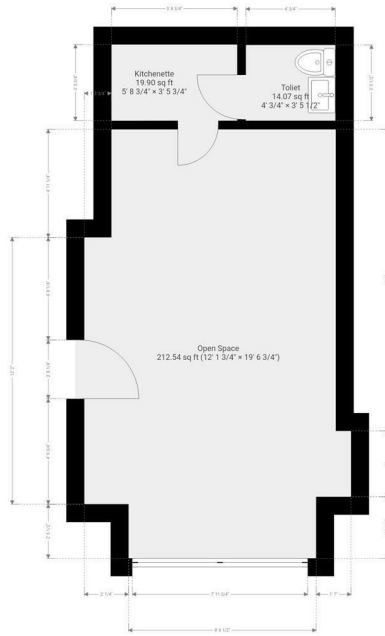
Presenting an exceptional investment opportunity featuring a versatile commercial shop and three residential flats, two of which are charming studio flats and the third a unique duplex flat. This property is ideal for investors seeking a steady income stream, as it currently brings in an impressive 8% yield. The commercial shop is generously sized, offering a spacious office area with an expansive window, perfect for showcasing and promoting your products to passersby. This vacant shop also includes a convenient storage room at the back and a well-appointed toilet, making it a practical and functional space for various business ventures. The first of the three flats is a charming studio flat, currently tenanted, situated on the ground floor. It features a comfortable lounge area that seamlessly integrates with an open kitchen, creating a pleasant and airy living space. The well-appointed bathroom, complete with a shower cubicle, enhances the convenience and appeal of this delightful flat. The second flat, also tenanted, is a thoughtfully designed studio flat. It offers a bright and cozy studio room, a well-planned kitchen, and a bathroom equipped with both bath and shower facilities. This flat provides a comfortable and functional living environment, ensuring tenant satisfaction. The third flat is a tenanted duplex, providing a unique and spacious living experience. This flat boasts a large lounge area, ideal for relaxation and entertaining, with the kitchen, bedroom, and bathroom situated on the upper level. The duplex design adds an element of privacy and space, making it a highly desirable rental property. This property represents a unique opportunity for investors looking to diversify their portfolio with a mix of commercial and residential units. With its excellent yield and prime location, it promises both immediate rental income and long-term appreciation potential. Contact Jacob Knight to arrange your viewing!



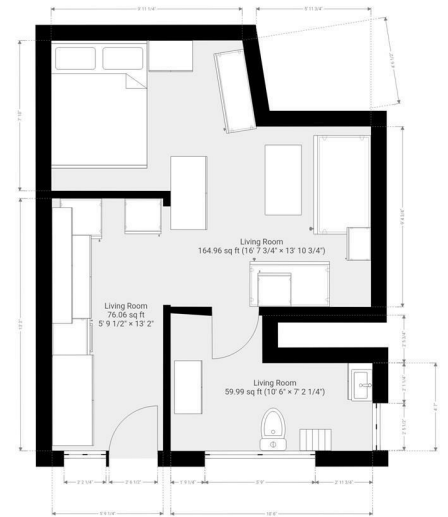




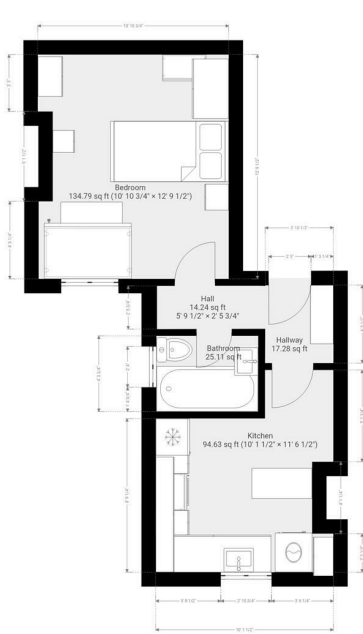
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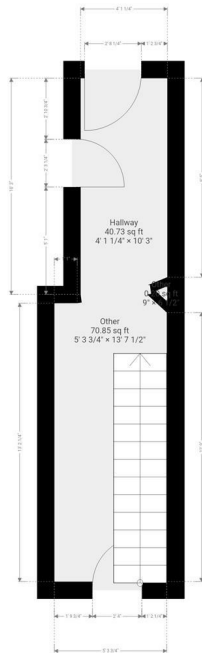
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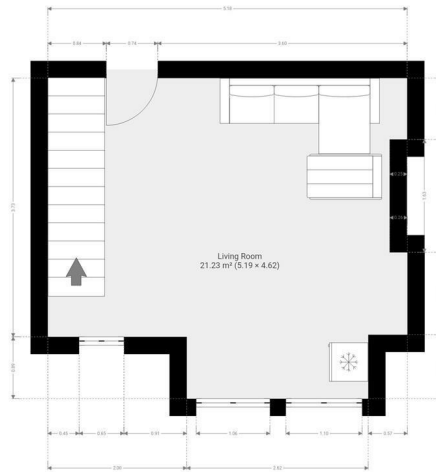
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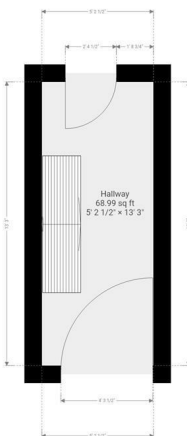
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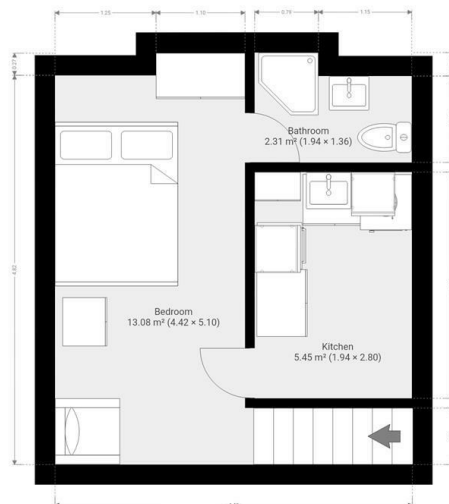
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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