

10 High St, Madeley TF7 5AQ



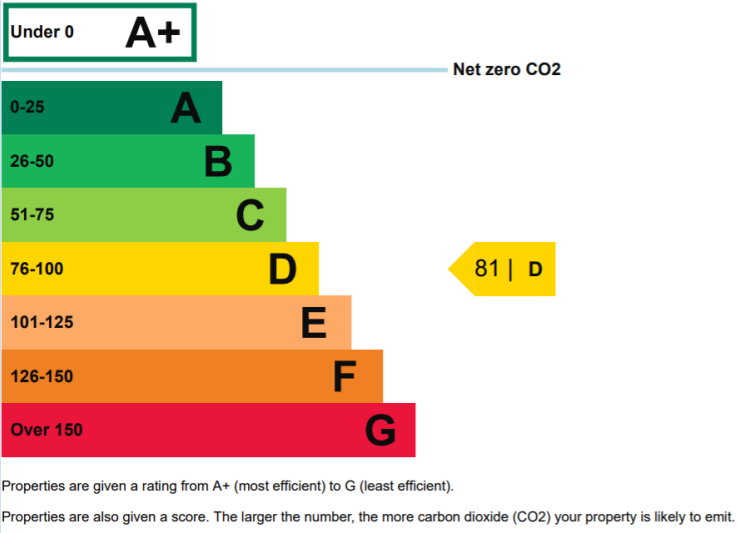
£2 6 5,0 0 0 r e g i o n

This mixed commercial/residential property represents a fantastic investment opportunity with approximately 2244 sq ft, comprising vacant ground floor office space with three office rooms, kitchenette and two toilet rooms. To the first floor there are two spacious one bedroom apartments, recently refurbished and both currently tenanted. The property is located on the High Street of the regenerated Madeley Town Centre. The apartments comprise entrance hallway, lounge/dining room, kitchen, double bedroom and a refitted shower room. The property benefits rear gardens and car parking, the office has a large basement cellar. The two flats currently yield £950 pcm. Whilst the office space is currently vacant, when previously fully let the property yielded a gross income of £1700 pcm which, at the current asking price of £265,000 equates to a yield of over 7%. The ground floor office space is suitable for re-letting or for the freeholder's own occupation, it also offers the potential for conversion into additional residential accommodation (subject to the required permissions).

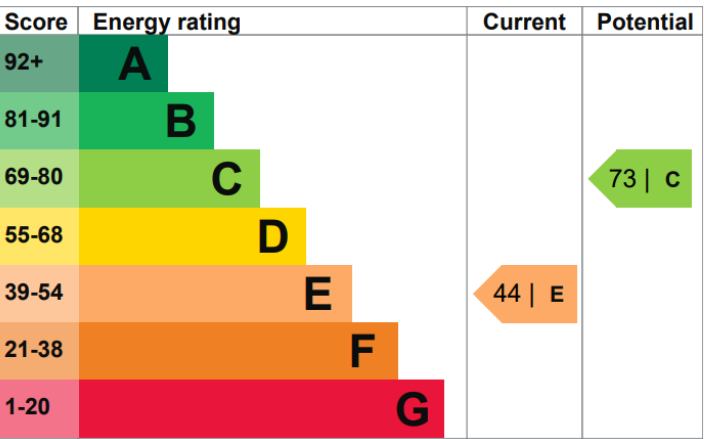




Office space



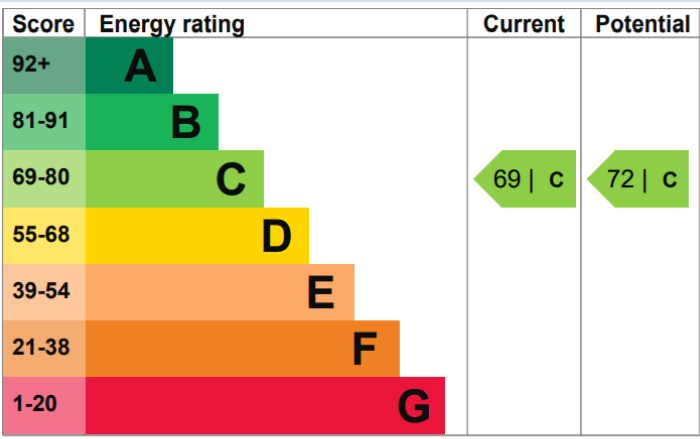
10a—First floor flat (this apartment has since been refurbished and a new EPC has been commissioned)



The graph shows this property's current and potential energy efficiency.
Properties are given a rating from A (most efficient) to G (least efficient).



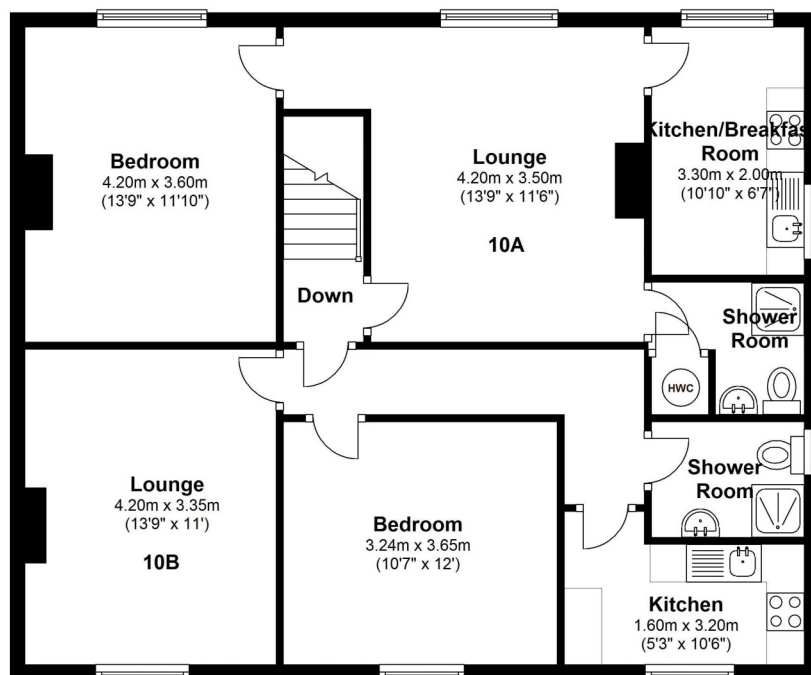
10b First floor flat



The graph shows this property's current and potential energy efficiency.
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First Floor

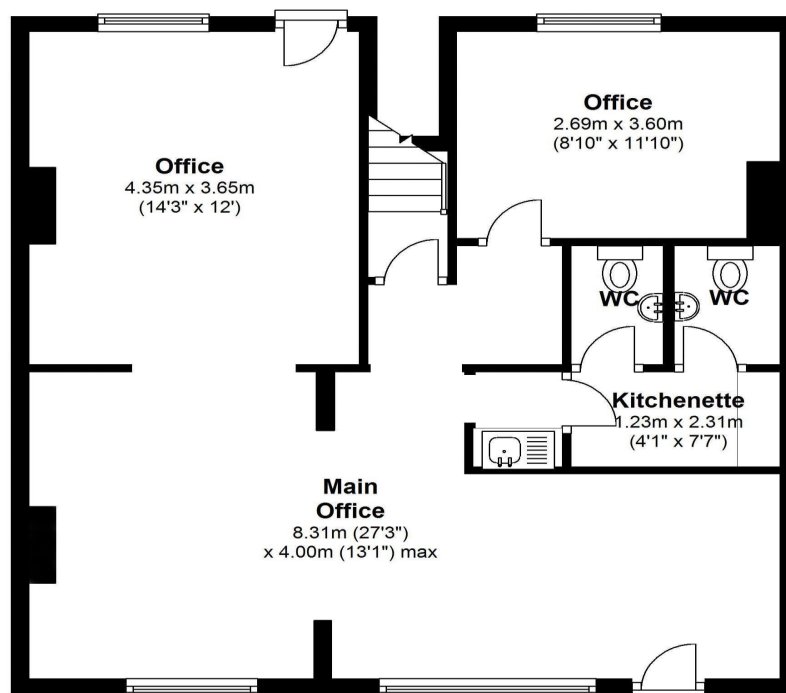
Approx. 82.7 sq. metres (889.7 sq. feet)



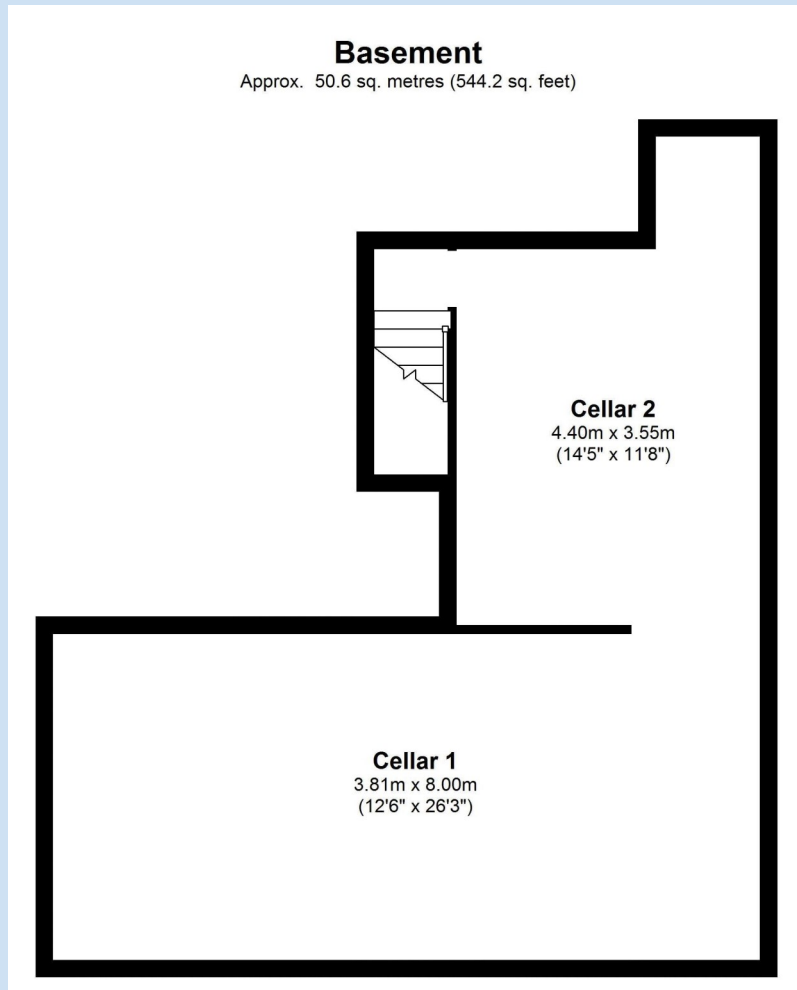
Total area: approx. 82.7 sq. metres (889.7 sq. feet)

Ground Floor

Approx. 68.5 sq. metres (737.0 sq. feet)



Total area: approx. 119.0 sq. metres (1281.1 sq. feet)



Tenure Freehold

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 5th June 2021