



40 Louise Street, Lower Gornal, DY3 2UB

FOR SALE

INVESTMENT PROPERTIES

Purchase Price
£190,000

Location

The property is located within the popular village centre of Lower Gornal. A wide variety of shops and services are in the vicinity, including a Sainsburys local

Description

The property comprises two shops, a first floor flat, and a small yard and unit to the rear

Accommodation

Shop 40
Sales 352 sq ft
Veranda 84 sq ft
Rear store 119 sqft
WC

Shop 40a
Sales 196 sq ft
Kitchen 44 sq ft
WC

Flat
Lounge/kitchen 205 sq ft
Bedroom 102 sq ft
WC/Shower

Rear unit 200 sq ft
Rear yard

Tenancy

Shop 40
Party shop 495 pcm 2 year lease
From Sept 23

Shop 40a
Computer Shop 375 pcm 12 month lease

Flat
Private tenant 400 pcm AST

Rear yard/unit 0 pcm
Vacant

Total Rent 15240 pa

Price

£190,000

VAT

It is understood that VAT may not apply

EPC

No 40 - D

No 40a - D

Flat - E

Further information

Please contact Michael Tromans & Co, tel 01902 425646

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