


spencer.

**7B & 7D, Nether Edge Road, Nether Edge, S7 1RU**

## Buy

**this mixed-use investment in S7 to include a prime restaurant unit with a self-contained three-double-bedroom apartment above.**

from Spencer.

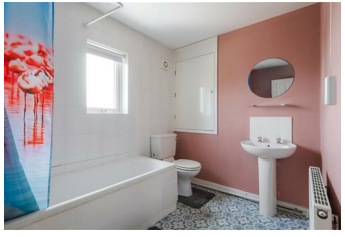
- Excellent mixed use investment opportunity
- Prime location in the heart of Nether Edge
- Established restaurant with secure 12-year lease
- Vacant self-contained three double bedroom apartment above
- Long-term commercial tenant in place, offering low-management, secured income from day one
- Excellent scope for capital growth
- Gated off-street parking to the rear let to the commercial unit
- Residential unit - EPC Rating- C
- Commercial unit - EPC Rating - TBC
- What3words///youth.puzzle.almost

Offers Around

**£350,000**













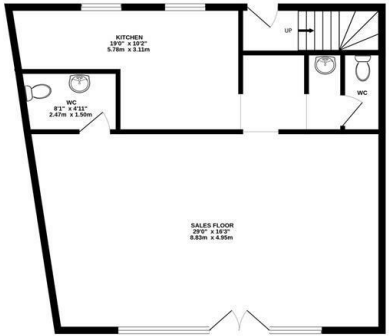




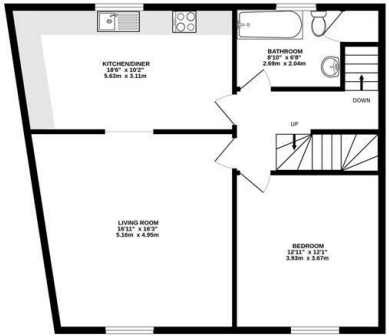


# Floorplan

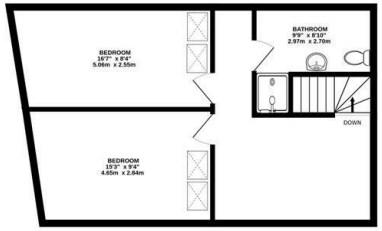
GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.




1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.




2ND FLOOR
502 sq.ft. (46.6 sq.m.) approx.




TOTAL FLOOR AREA : 2009 sq.ft. (186.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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