

# 新 NEW KITCHEN 厨

Chinese & English Meals to Take Away

[www.newkitchenchinesetakeaway.uk](http://www.newkitchenchinesetakeaway.uk)

01926 336 666

PRICE GUIDE

£325,000

Market Corner

Leamington Spa, CV31 3BH

## PROPERTY SUMMARY

PRICE GUIDE £325,000 TO £350,000

Exciting Mixed-Use Investment Opportunity – Market Corner

A well-located mixed-use property offering strong income with excellent value-add potential. The building comprises a ground floor takeaway unit and two self-contained residential flats above. While the property generates immediate income, there is significant scope to increase gross yield through refurbishment of the flats.

Prime Location & Transport Links

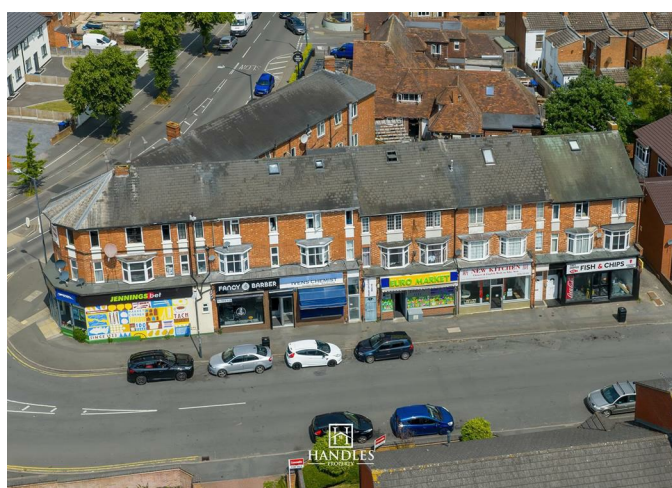
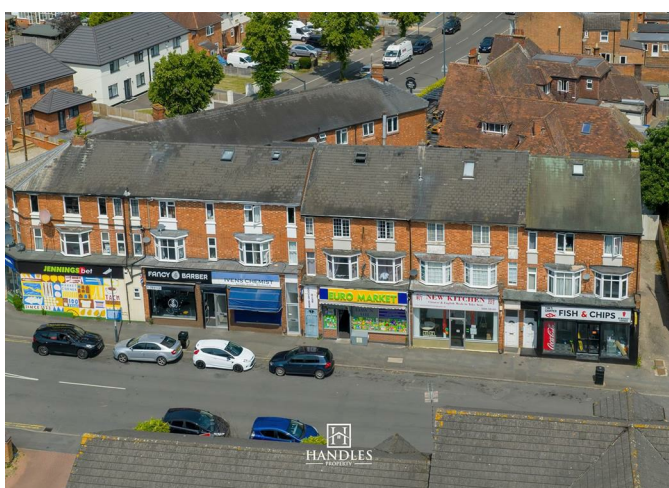
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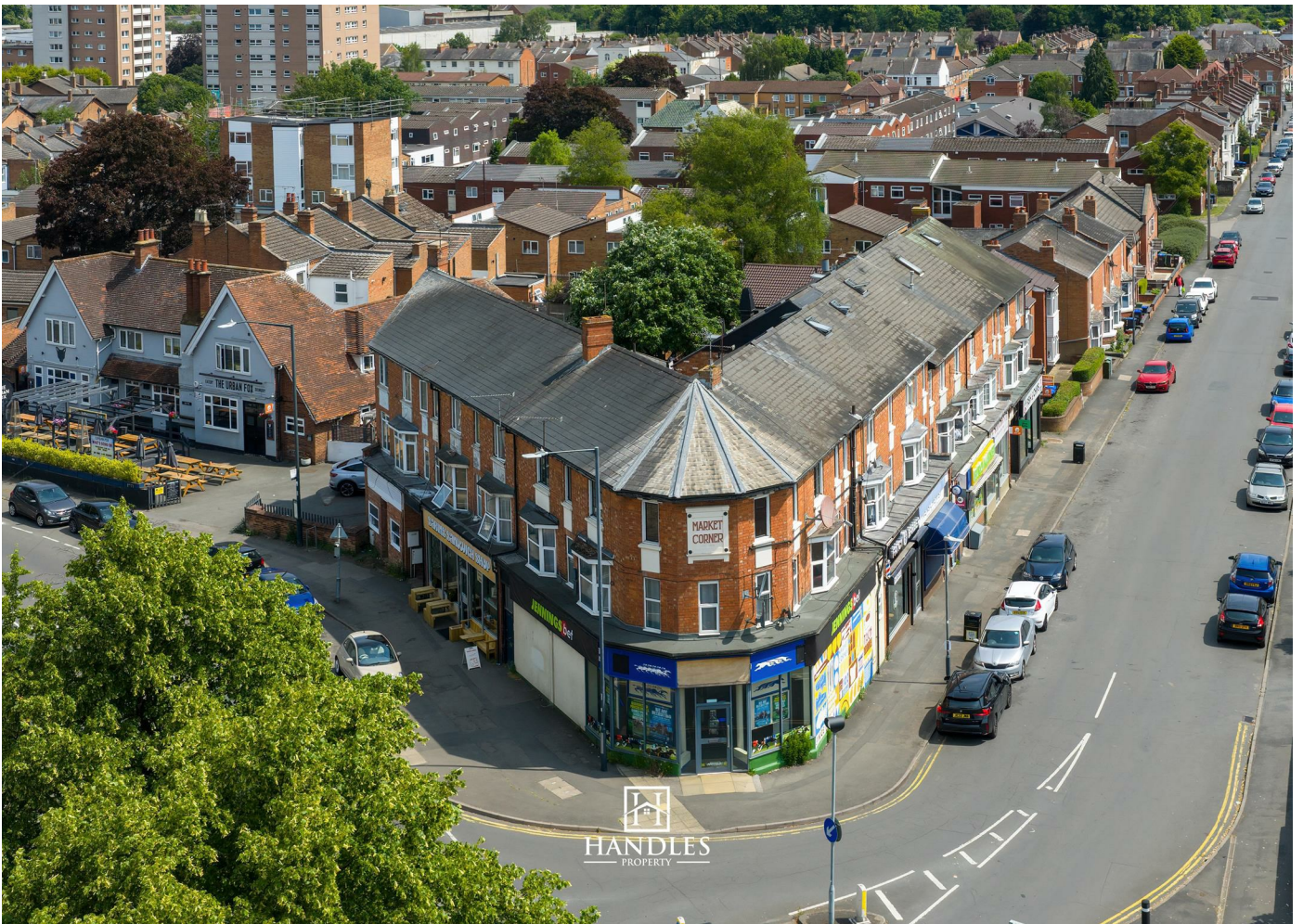


2



2







Total area: approx. 232.9 sq. metres (2507.3 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| 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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