



# A.E REAL ESTATE

MANAGING ALL YOUR PROPERTY NEEDS



## The Residence

**£65,000 / £450 pcm**

AEC25007 |

AREA: 9m<sup>2</sup>

### PROPERTY FEATURES

Category 2: No

Unfurnished Good condition

Hepps: No

3 Year Residency: No

### PROPERTY DESCRIPTION

FOR SALE REDUCED £65,000 ALSO AVAILABLE FOR RENT AT £450 pcm. Lease Hold - 141 years remaining. The Residence, Engineer Lane An excellent opportunity to purchase a secure and well-maintained commercial unit in a convenient and accessible location. Property Details: Size: 9m<sup>2</sup> Suitable for: Business / Trade License Rent Potential: £450 per month Previously let continuously for the past 3 years. This compact and versatile unit is ideal for small businesses, start-ups, storage-based operations, or professionals seeking an affordable commercial base. Key Features: • Secure unit with CCTV coverage • Lift and stair access • Loading bay directly outside the main entrance • Individual letterbox • Proven rental track record with consistent occupancy With strong rental history and practical facilities, this unit presents an attractive investment opportunity or a perfect base for your own business. Enquire today [...]

📍 3 Cornwall's Parade

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