

Maltby - 114 High Street, Rotherham S66 7BN
Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



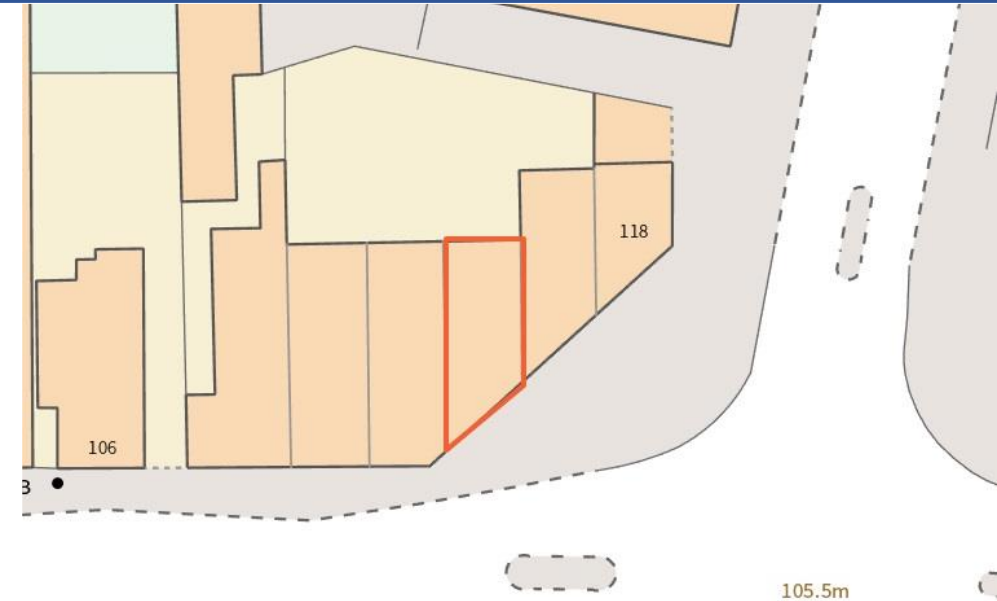
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Investment Consideration:

- Purchase Price: £125,000
- Gross Initial Yield: 6.80%
- Rental Income: £8,500 p.a.
- VAT is NOT applicable to this property
- Prominent High Street Location
- Premises forms part of busy local retail parade
- Comprises ground floor shop with ancillary accommodation at first floor
- Tenant in occupation since 2011
- Total area size of 81.62 sq m (879 sq ft)
- Nearby occupiers include Co-Operative Food, Lloyds TSB, Fulton Foods, Coopland Bakers, Age UK and Jobcentre Plus.



Tenancies and Accommodation:

| Property | Accommodation | Lessee & Trade | Term | Current Rent £ p.a. | Notes |
|---|---|---|-------------------------------------|---------------------|---|
| No. 114 (Ground/First Floor) | Ground Floor: Estate Agents 54.70 sq m (590 sq ft) First Floor: Ancillary/Office: 26.80 sq m (289 sq ft) | Merryweathers (Rotherham) Ltd (t/a Estate Agents) | 4 Years from 22 September 2017 * | £8,500 | Note 1: FRI Note 2: Holding Over Note 3: Lease extension to the Main Lease which started on 22 September 2011 |
| Total | | | | £8,500 | |

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Property Description:

The property comprises ground floor shop, currently operating as estate agents with ancillary accommodation at first floor. There is access to the rear of the building which leads to an additional shared car parking area.

The property provides the following accommodation and dimensions:

| | |
|--------------------------------|------------------------|
| Ground Floor: Estate Agents | 54.70 sq m (590 sq ft) |
| First Floor: Ancillary/Office: | 26.80 sq m (289 sq ft) |
| Total area size: | 81.60 sq m (879 sq ft) |

Tenancy:

The property is at present let to Merryweathers (Rotherham) Ltd t/a Estate Agents for a term of 4 years from 22nd September 2017* (Holding Over) at a current rent of £8,500 per annum and the lease contains full repairing and insuring covenants.

*Note – Lease extension to the Main Lease which started on 22.09.2011



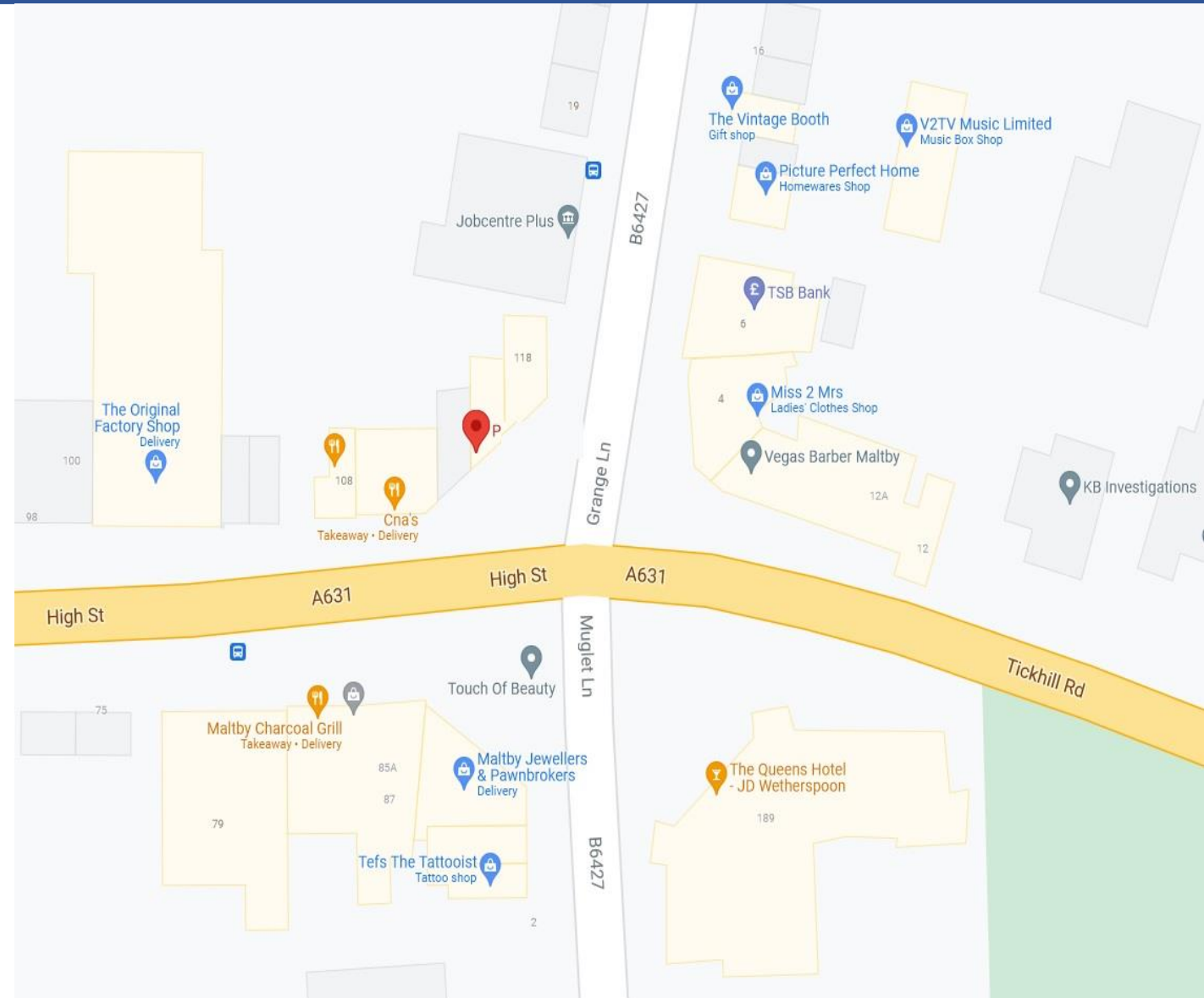
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Location:

Maltby is located 6 miles east of Rotherham and 35 miles south-east of Leeds city centre. The town benefits from its proximity to the M18/M1 intersection which is 4 miles to the north-east. The property is situated at the eastern end of the High Street and forms part of a prominent shopping parade after the junction of High Street with Granger Lane, Tickhill Road and Muglet Lane. Occupiers close by include Co-Operative Food, Lloyds TSB, Fulton Foods, Coopland Bakers, Age UK and Jobcentre Plus.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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PROPERTY INVESTMENT & DEVELOPMENT

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