

EXCELSIOR COURT, CHURCH STREET, CONISBROUGH, DONCASTER, DN12 3HQ

RETAIL INVESTMENT 149.82 sq m (1,614 sq ft)



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LOCATION

The property has a frontage to Church Street in Conisbrough town centre with the usual complement of multiple retail operators, local stores and Bank/Building Society branches all within close proximity.

Conisbrough is a small market town lying approximately 5 miles to the West of Doncaster town centre and 8 miles to the East of Rotherham town centre.

Junction 36 of the A1(M) is a journey distance of 4 miles approx. via the A630.

DESCRIPTION

The property comprises a mixed retail/residential investment opportunity which is largely single storey to the road frontage and two storey to the rear with elevations of both facing brick and feature stone.

Entrance from Church Street is via paved courtyard which affords access to six ground floor lock-up retail units and single residential flat.

The retail units are occupied by largely local traders including a nail bar/hairdresser and picture framer.

The residential property is a two bedroom flat with kitchen/ diner and bathroom.

ACCOMMODATION

The property provides the following approximate accommodation which has been measured on a net internal floor area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Unit 1	20.50	221
Unit 2	26.60	286
Unit 3	26.00	280
Unit 4	34.90	376
Unit 5 (Residential Flat)		
Unit 6	20.96	226
Unit 7	20.86	225
Total Usable Floor Area (Retail Space)	149.82	1614

SUMMARY

- Mixed retail/residential investment opportunity
- Excellent town centre location
- Six retail units and one residential flat
- Current rental income £12,300 per annum with potential rental income of £30,000 per annum
- Town centre car parking close by

TERMS

The property is available on a freehold interest subject to the Licence Agreements in place on the retail units and an assured shorthold tenancy of the residential flat which commenced on 10 November 2014.

The licence fees/rents currently received are as follows:

Unit 1 - Recently vacated – previously £3,300 pa
Unit 2 - Rachel Ann Beauty - £3,900 pa
Unit 3 - Debra Shearer - Vibe Hairdressing - £4,200 pa
Unit 4 - Recently vacated – previously £5,900 pa
Unit 5 - Residential Flat – vacated December 2016 – previous rent £375 pcm
Unit 6 - Recently vacated – previously £3,900 pa
Unit 7 - R and J Picture Framing - £4,200 pa

Current Income is £12,300 pa which could be improved to £30,000 pa or thereabouts with the letting of the vacant units. Added value may also be achieved by restructuring the current agreements..

Copies of the Licences are available on request.

BUSINESS RATES

The units have the following rateable values/council tax banding for the financial year 2016/2017.

Unit 1 - rateable value £2,650
Unit 2 - rateable value £3,450
Unit 3 - rateable value £3,350
Unit 4 - not currently in the Valuation List
Unit 5 - Council Tax Band A
Unit 6 - rateable value £2,700
Unit 7 - rateable value £2,700

Please note, this figure does not constitute the rates payable.

PRICE

Offers for the freehold interest subject to the Licences are invited around £290,000 subject to contract.

EPC

E 109	Unit 2
D 90	Unit 4
G 8	Unit 5
E 118	Unit 6

A copy of the Certificates and Recommendation Reports are available upon request.

CONTACTS



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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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