

Rotherham, 25–27 Doncaster Road, Goldthorpe,  
South Yorkshire S63 9HG  
Freehold Shop Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Rotherham, 25–27 Doncaster Road, Goldthorpe, South Yorkshire S63 9HG

## Freehold Shop Investment



### Investment Consideration:

- Purchase Price: £100,000
- Gross Initial Yield: 9.70%
- VAT is NOT applicable to this lot
- Located on one of the town's main shopping thoroughfares. Property is amongst such multiple retailers as Betfred and a William Hill plus a variety of local traders and businesses with Goldthorpe.
- Train Station only ½ a mile distant.

### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No. 25</b> (Ground Floor Café & First Floor)	<b>Ground Floor Café (28 covers)</b> Internal Width 16'2" Café Depth 37'5" Built Depth 42'7" <b>First Floor Store</b> Area Approx. 360 sq ft plus 4 WCs	M. Bull (Café)	10 years from 14th November 2010	£6,600	FRI
<b>No. 27</b> (Ground Floor Shop)	Internal Width 13'1" Shop Depth 40'11" Built Depth 49'5"	Annette Tarll (Florist)	3 years from 1st August 2018	£3,100	FRI
<b>Total</b>				<b>£9,700</b>	

## Contacts:

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



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# BLUE ALPINE

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## Address:

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