

13 19 and 19a Wellgate, Rotherham S60 2LT

GUIDE PRICE: £100,000-£110,000

COMMERCIAL INVESTMENT

- Two high street retail shop units
- Prominent position close to Rotherham town centre
- Rear car parking
- Comprises hot food takeaway and sandwich bar
- 19a – let at £7,250 per annum for five years from 2011
- 19 – let at £7,200 per annum for five years from 2013
- Overall annual income £14,450

19a Wellgate

Ground Floor Sandwich
Shop approximately 31m² of
accommodation
The property is let by way of a five
year lease from 13 April 2011 at
£7,250 per annum

Rateable Value

The property is listed in the 2010
Rating List as “shop and premises”
with a rateable value of £5,200

19 Wellgate

The property is let by way of a five
year lease from 1 September 2013
at £7,200 per annum

Rateable Value

The property is listed in the 2010
Rating List as “shop and premises”
with a rateable value of £7,200

EPC Ratings

19 – C
19a – G
The full Energy Performance
Certificates are available via our
website

Tenure

We understand the property is
freehold
SOLICITORS Lupton Fawcett
Denison Till, Synergy Building,
Belgrave House, 47 Bank Street,
Sheffield S1 2DR (Ref: Edward
Williams)

VIEWING Courtesy of the tenant

