

21 186 Bawtry Road, Wickersley, Rotherham S66 2TS

GUIDE PRICE £110,000

COMMERCIAL / RESIDENTIAL INVESTMENT

- **Substantial stone fronted end terrace**
- **Comprises ground floor sales shop let at £5,400 per annum**
- **The residential accommodation is let at £485 per calendar month**
- **Annual income £11,220**
- **Modernised accommodation including new internal doors**
- **Central heating and double glazing to the flat with new boiler**
- **Single garage and car parking space**
- **High profile main road position**

Ground Floor

Sales Shop – let at £1,350 per quarter
 Approximately 29m² (312 square feet) comprising:
 Trading Areas
 Kitchen
 WC

Residential Accommodation

Ground Floor

Kitchen 2.70m x 2.85m
 Living / Dining Room 4.17m x 4.48m
 Cellar Head

Basement

Cellars

First Floor

Front Bedroom One 4.03m x 3.79m with en-suite Shower Room / WC
 Rear Bedroom Two 4.18m x 3.79m
 Large Bathroom /WC with suite including shower cubicle

Outside

Rear car parking space and single garage

Tenancy Details

The sales shop is let at £5,400 per annum
 The residential accommodation is let by way of a twelve month Assured Shorthold Tenancy at £485 per calendar month

EPC Rating

A full copy of the EPCs will be available to view via our website

VIEWING

By appointment with the Auctioneers 0114 276 0151

SOLICITORS

CBK Solicitors
 Wellington House 5 Wellington Road
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