



- **Prominent 3 storey investment property**
- **Close to the centre of historic Conisbrough**
- **Comprises 2 ground floor sales shops let at £3,900 and £4,400 pa**
- **Two flats above producing £400 and £430 pcm**
- **Overall annual income £18,260**

#### Accommodation

##### 35 Church Street – Ground Floor Sales Shop

Approximately 74sqm

Let at £4,400pa rising to £4,480 on 1st April 2020 and to £5,324 on 1st April 2021. The tenant has been in occupation since 2016.

##### 37 Church Street

Approximately 46sqm

Let at £3,900pa holding over with new lease negotiations underway and having been in occupation since 2012

##### Residential Accommodation Flat above 35 Church Street

Let at £5,160pa. Tenant in occupation since 2010

##### Flat above 37 Church Street

Let at £4,800pa. Tenant in occupation since 2016

#### Outside

Rear yard area

#### Rating Assessment

Both properties are listed as "Shop & Premises" in the 2017 rating list with the following rateable values:

35 Church Street £6,200

37 Church Street £3,500

#### EPC Rating

Full copies of the EPCs will be available to view via our website

#### VIEWING

Strictly by appointment with the auctioneers 01142760151

**SOLICITORS** Austin Moor & Partners LLP 7 The Ropewalk Nottingham NG1 5DU

