

14 62-66 Main Street, Mexborough, South Yorkshire S64 9DU

GUIDE PRICE £200,000 PLUS*

INVESTMENT

- Substantial freehold investment property
- Comprises five commercial and two residential units
- Prominent corner position close to the town centre
- Currently let, producing £22,0870pa (approx. £30,000pa when fully let)
- 64-66 – Established convenience store – new 6 year Lease
- 62 & 62A – Ground and first floor dance studios
- 62b – Café
- Rear of 66 – Pet grooming salon
- 64b and 66b – first floor flats currently let at £330pcm each

Accommodation

62 Ground Floor – Dance Studio

138 sqm 1 currently vacant (interest expressed in letting)

62A First Floor – Dance Studio

206 sqm
Let at £450 pcm
RV £10,000

62b – Café

95.9sq m
let at £330 pcm (rent free until 1st May 2022)
RV £4,300

64-66 Convenience Store

82.5sq m
Let at for 6 years from 1st November 2021 at £400pcm
RV £6,900

Rear of 66 – Dog grooming salon

50.9sq m
Currently vacant (ERV £330pcm)

64 b – First Floor Flat

54.2 sqm
Let at £330 pcm

66b – First Floor Flat

70.7 sqm
Let at £330 pcm

EPC Rating

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

VIEWING

Viewing by appointment with the joint auctioneers – SMC Brownill Vickers 01226 242929.



SOLICITORS

Cowlings Solicitors,
5-9 West Street,
Mexborough S64 9HZ

