

Maltby - 114 High Street, Rotherham S66 7BN
Freehold Vacant Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Maltby - 114 High Street, Rotherham S66 7BN

Freehold Vacant Retail Investment



Investment Consideration:

- Purchase Price: £125,000
- Vacant possession
- ERV: £8,500 p.a. GIY: 6.80%
- VAT is NOT applicable to this property
- Comprises ground floor shop with ancillary accommodation at first floor
- Premises forms part of busy local retail parade
- Nearby occupiers include Co-Operative Food, Lloyds TSB, Fulton Foods, Coopland Bakers, Age UK and Jobcentre Plus.



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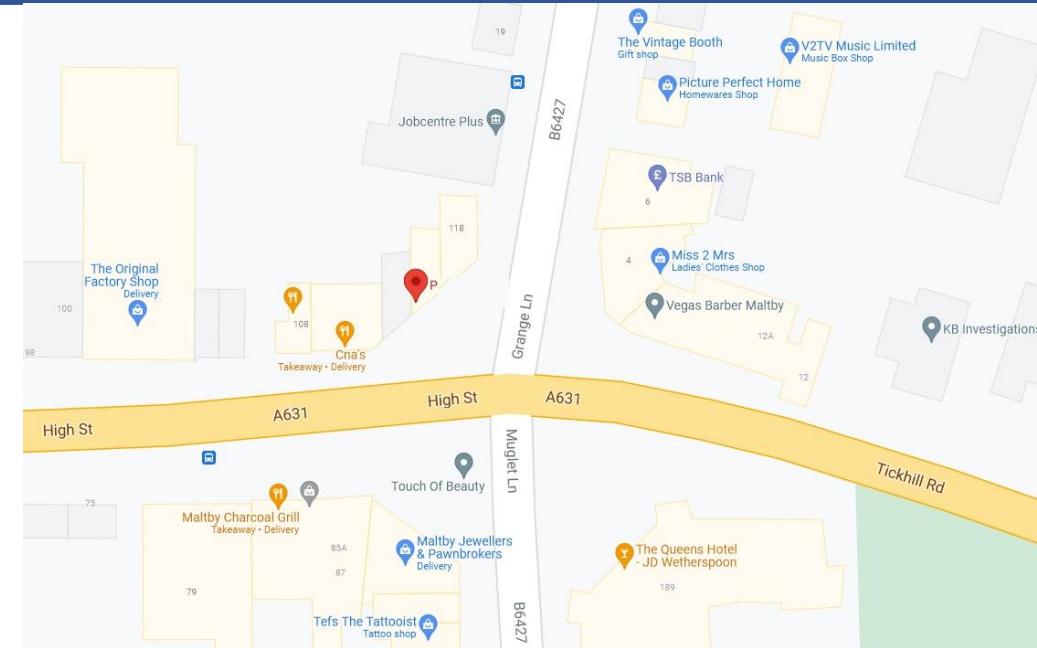
Property Description:

Comprises ground floor shop with ancillary accommodation at first floor. The property benefits from access to the rear of the building which leads to an additional shared car parking area and provides the following accommodation and dimensions:

Ground Floor: Estate Agents	54.70 sq m (590 sq ft)
First Floor: Ancillary/Office:	26.80 sq m (289 sq ft)
Total area size:	81.60 sq m (879 sq ft)

Location:

Maltby is located 6 miles east of Rotherham and 35 miles south-east of Leeds city centre. The town benefits from its proximity to the M18/M1 intersection which is 4 miles to the north-east. The property is situated at the eastern end of the High Street and forms part of a prominent shopping parade after the junction of High Street with Granger Lane, Tickhill Road and Muglet Lane. Occupiers close by include Co-Operative Food, Lloyds TSB, Fulton Foods, Coopland Bakers, Age UK and Jobcentre Plus.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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