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8-9B, Highthorn Road, Mexborough, S64 5UP

Guide Price £550,000

8-9B Highthorn Road, Kilnhurst,  
Mexborough, S64 5UP

Description  
Guide Price £550,000 - £575,000  
NO UPWARD CHAIN.

ELR are delighted to be able to offer this fantastic opportunity for the entrepreneur who's looking for 3 commercial shop units and with 3 1 bedroom flats above.

This detached unit comprises of 3 well presented and fully modernised shops all offering different aspects ranging from a rear store/office, separate office and kitchen area & one with an a rear open plan kitchen area. All 3 incorporate a WC. The 3 flats above are also fully modernised to a high standard all offering a different layout (see floor plan).

To the rear of the building is an enclosed courtyard which is shared between the 3 shops, 2 of the shops having direct access to the courtyard from the rear of the shop.

The building is placed upon a main bus route and predominantly surrounded by residential properties.

Yield: If my client had decided to rent out all 3 shops and the 3 flats, then he was looking at a (conservative) annual return of approximately £60,000. (10.4%)

N.B. My client is looking to sell the whole building as one, 3 shops and 3 flats. Please do not ask if they are prepared to rent off individual units/flat as this idea will be rejected.

- 3 commercial shops with 3 individual 1 bed flats above
- Fully modernised throughout & ready to let
- Rear enclosed shared courtyard area
- Security shutters to each shop front
- CCTV security cameras
- Individual access to each 1st floor flat
- Great finish to each flat with tremendous fitted kitchens
- Superb opportunity for entrepreneur
- No chain - empty and ready to let!
- Counciltax band A

