

Rotherham

**109A Houghton Road
Thurnscoe
South Yorkshire
S63 0NG**

- **Freehold Shop and Residential Investment**
- Shop let to Cooplands (Doncaster) Ltd on a lease expiring in 2028 (no breaks)
- Self-contained first floor flat
- No VAT applicable
- Shop Rent Review 2018 linked to RPI
- Current Rent Reserved
£10,100 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Thurnscoe, with a population of some 10,000, is a town to the north of the A635 main road in between Junction 37 of the A1(M) and Junction 37 of the M1 motorway, 8 miles east of Barnsley and 12 miles north of Rotherham.

The property is situated in a local parade between Chapel Street and Kingsway and is in close proximity to Thurnscoe Rail Station. Occupiers close by include Halifax Bank, The Post Office, Mark Jarvis Betting and a number of local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop and a self-contained first floor one bedroom flat.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Cooplands (Doncaster) Ltd (1)	Ground Floor 73 sq m (786 sq ft)	15 years from 02.12.2013 Rent review every 5th year linked to RPI FR & I	£7,500 p.a.	Rent Review 2018
First Floor	Palmtree Enterprises Ltd (2)	First Floor Flat (Not inspected by Allsop)	3 years from 29.09.2013 Break option March 2015	£2,600 p.a.	

(1) Cooplands (Doncaster) Ltd have been established since 1933 and trade from over 80 stores, Cooplands (Doncaster) Ltd reported a turnover of £19.268m, a pre-tax profit of £401,000 and a combined net worth and shareholders' funds of £5.150m. (Source: riskdisk.com 22.10.2013)
(2) Palmtree Enterprises Ltd reported for the year ended 31.05.2012, a nil turnover, a pre-tax profit of £430,000 and a net worth of £7.261m. (Source: riskdisk.com 22.10.2013)

Total £10,100 p.a.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms W Samuel, Hamilton Downing Quinn Solicitors. Tel: 0207 831 8939 e-mail: wendys@hamd.co.uk