

### 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.allsop.co.uk

**Energy Performance Certificate** For EPC Rating please see website.

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

(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.

# **Rotherham**

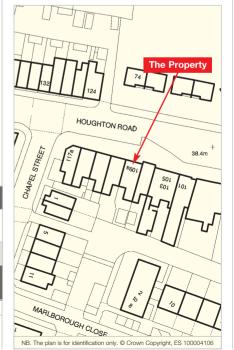
**109A Houghton Road Thurnscoe South Yorkshire S63 ONG** 

LOT

- 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**





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