

TO LET



**5 Bowers Fold, Doncaster, South Yorkshire,
DN1 1HF**

- Retail Investment
- High Yielding - 11.11%
- 3 Year Lease From May 2024 At £10,000 PAX
- Offers Over £90,000

Investment Summary

City centre two storey retail property let in its entirety to a local clothes shop on a new 3-year full repairing lease at £10,000 per annum.

- High yielding retail / letting agency property investment
- Let to a local clothes shop at £10,000 per annum exclusive for 3 years from May 2024
- Inviting offers over £90,000 reflecting a yield of 11.11% before costs
- City centre location
- Well-presented throughout
- Ideal for first time commercial buyers and experienced investors

Location

The Bowers Fold retail parade in the heart of Doncaster city centre linking Silver Street with the Market Place. It is a popular location with local businesses and traders.

Doncaster is a thriving city in South Yorkshire, located 32 miles southeast of Leeds and 22 miles northeast of Sheffield. Junction 3 of the M18 Motorway and Junction 38 of the A1 (M) are both within 3 miles of the town centre. This location offers an outstanding opportunity for redevelopment. With its prime position and excellent transport links, this property is ideal for a variety of redevelopment projects.

Description

A traditional lock-up unit on two floors. To the ground floor is a well presented, modern sales area used by the letting agency, with display window and glazed entrance door all with shutters. The first floor is partitioned to form a work area and a separate kitchenette and toilet.

Rent

Let to a local clothes shop at £10,000 per annum exclusive for the next 3 years from May 2024.

Tenure

Freehold

Business Rates

Rateable Value: £3,200 from April 2023.

Qualifying occupiers may benefit from 100% Rates Relief.

EPC

F (a new EPC has been commissioned)

Services

Mains water & power supply are connected.

Anti Money Laundering

Purchasers will have to supply information to comply with Anti Money Laundering regulations.

VAT

Price is quoted exclusive but may be subject to VAT.

Viewings

By appointment with the agents below:

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