

LOT

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49 Main Street, Mexborough, South Yorkshire S64 9LU

Guide price* £30,000+



A tenanted ground floor retail unit currently let to a hairdresser at a rent passing of £350 per calendar month (£4,200 per annum)

Location

The ground floor hairdressers shop unit is located on Main Street in a parade of local shops close to Mexborough town centre. The shop is adjacent to the Mexborough Mini Market. A busy shopping location comprising mainly local traders close to the junction with Dodsworth Street and near the main A6023, Doncaster to Barnsley road.

Description

A tenanted ground floor retail shop unit let to a hairdresser at a rent passing of £350 per calendar month (£4,200 per annum) and currently undergoing internal refurbishment and improvement by the tenant. A retail investment opportunity in a secondary town centre location.

Ground Floor Shop 25.69 m² (276.59 ft²) **Store** 11.61 m² (125.00 ft²) **W.C.** and kitchen. **Cellar.**



Tenure

Freehold subject to the occupational lease The ground floor shop unit is let and trading as "Kool Kutz Gents Hairdresser" Current rent passing £350 per calendar month (£4,200 per annum)

Auction Valuer

Tony Webber FRICS

Viewing

Strictly by appointment with Blundells Auctions 0114 254 1185

EPC

Energy Efficiency Rating D