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For Sale



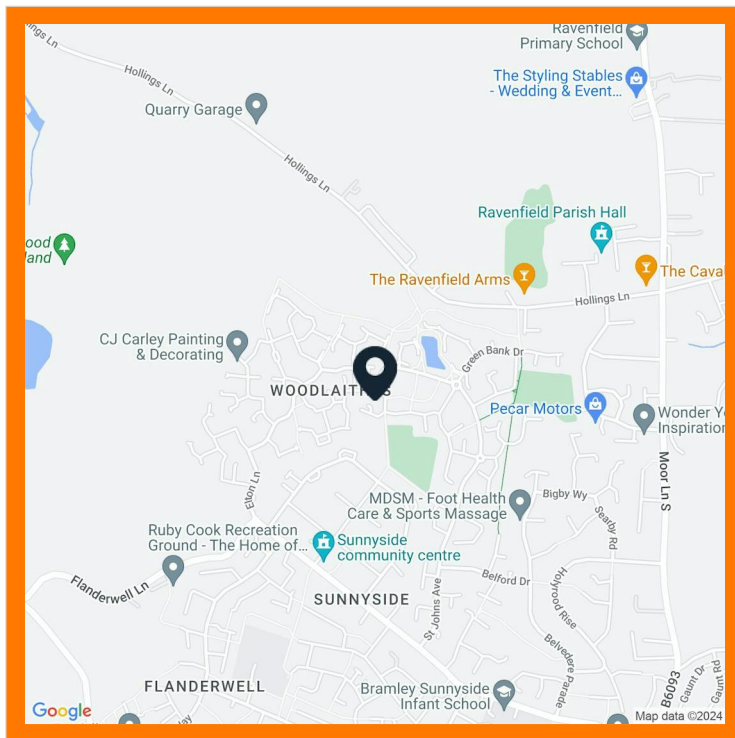
Fully Let Neighbourhood Retail, Nursery and Ground
Rent Investment

£825,000 plus VAT

Unit 2-7 Woodlaithes, Bramley, Rotherham, S66 3XJ
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- Freehold 5 x retail units, nursery and ground rent investment
- Located within an attractive modern housing development in Bramley, Rotherham
- Comprises of 6 commercial units on occupational leases and ground rents from 16 upper floor flats
- Current income of £74,800 pa
- Ground rent income benefit from a fixed uplift to £450 p.a. per flat in 2026



Description

The property includes modern ground floor commercial space and two upper floors. To the ground floor are six ground floor commercial units, with 16 self-contained flats to the upper floors. The upper floor two floors have been sold on 125 year leases from 1st January 2006. There is a shared parking area to the front of the development.

Location

The property is located within a modern housing development in the village Bramley, South Yorkshire. The property is located within easy access of Rotherham, Doncaster and Wickersley. The property is located with good access to the M18 motorway which is located just under 2 miles away, providing access to the east and to the M1 motorway. There is a Co-op located next to the parade and there is a public house located within the area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent
Ground - Unit 2: Private individual (t/a Pizza Jim)	985	£10,000 /annum
Ground - Unit 3: Barnardo's	1,069	£12,000 /annum
Ground - Unit 4: Private individual (t/a Vitality)	903	£8,000 /annum
Ground - Unit 5: The White Rooms @Woodlathes Ltd (t/a The White Rooms)	1,185	£12,000 /annum
Ground - Unit 6: The Marmalade Hut Limited (t/a The Marmalade Hut)	1,176	£10,000 /annum
Ground - Unit 7: Private individuals (t/a Hopscotch Day Nursery)	1,883	£18,000 /annum
Building - Ground rent from 16 Flats	1	£4,800 /annum
Total	7,202	

Tenure

The property is held on a freehold basis subject to the occupational leases and upper floor flats 125 year leases from 2006.

Freehold Title Number - SYK541408

Tenancy Details

The commercial units (6 units) are fully let and producing £70,000 pa.

The 16 upper floor self-contained flats are producing £4,800 pa (£300 per flat). There is a fixed uplift to £450 per flat from 2026. The upper floor flats are sold off on 125 year long leasehold agreements from 1st January 2006.

The total current approximate income is £74,800 pa. Further details are available by request.

Price

£825,000, and on the basis of usual purchasers costs equates to a Net Initial Yield of 8.59% (or Gross Yield of 9.06%).

The property is elected for VAT, and it is intended that the sale will be treated as a Transfer of a Going Concern (TOGC).

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

Business Rates

Further information is available upon request.

Energy Performance Certificate

Upon Enquiry

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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