

LOT

11

18 Oldgate Lane, Thrybergh, Rotherham, South Yorkshire S65 4JT

GUIDE PRICE **£60,000+**\*

COMMERCIAL INVESTMENT

**Description**

A middle terraced mixed use premises comprising a ground floor retail unit let to a Barbers which is signed up on a 3 year lease from 10th March 2021 with a one bedroomed duplex flat above benefiting from double glazing and central heating. The property is fully let producing a total rental income of £8,400 per annum.

**Situated**

Fronting Oldfield Road which is off Doncaster Road (the A630) in a popular and well established residential location within close proximity to local amenities and transport links.

**Ground Floor**

Retail Unit Barbers

**Joint Agent**

Blundells

**First Floor**

Flat Living Room/Kitchen,  
Bathroom/WC

**Second Floor**

Flat Attic Room

**Note**

Please note that Sutton Kersh have not inspected the property internally and the accommodation is assumed.

