

## GOLDTHORPE, SOUTH YORKSHIRE



**Freehold Commercial Property - Sold Vacant**  
**Planning Permission to Convert First Floor to Residential**  
**Excellent Mixed Use Investment Opportunity**

Guide Price\*

**£40,000+**

### FEATURES

- Auction Date: 27th - 28th February 2019
- Semi-detached commercial unit
- Residential conversion opportunity – upper floors
- Planning reference: Barnsley Council -2017/0489
- Decision notice – 25 January 2018
- Requiring refurbishment
- Opportunity to add value
- Ground and first floor accommodation
- Outside space to the rear
- Main road location

### EPC Rating: C

### Solicitors

TBC

### Location

This property is located on High Street, off B6098 in Rotherham. The area is well situated to the centre of Goldthorpe, which can be reached via Straight Lane and the B6098 within just seven minutes. There are also bus links that run in to and out of the town centre, which the property has close access to.

Rotherham is a large town in South Yorkshire. It is located under 10 miles north east of Sheffield, 12 miles south east of Barnsley and approximately 19 miles south west of Doncaster. Good road links include A629, M1 and M18 motorway.

### Description

- Guide Price: £40,000+
- Freehold commercial property – Sold Vacant
- Residential conversion opportunity – upper floors
- Planning reference: Barnsley Council -2017/0489

This property is currently set out as office space to the ground and first floors, however planning permission was granted in January 2018 for conversion of the upper floors to residential. There is newly fitted laminate flooring to the upstairs accommodation.

Before securing tenants for the property, to achieve its full rental income potential, a programme of refurbishment and modernisation is required. Before securing tenants for the property, to achieve its full rental income potential, a programme of refurbishment and modernisation is required. Work has already commenced on the upper floor and will require minimal additional work in order to get the property habitable.

\*Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price

## ONLINE AUCTION DATES

27th - 28th February 2019

## VIEWING DETAILS

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0115 970 6060

Lot 8



### Description Continued

There is a small galley kitchen and shower room in situ, the bedroom overlooks the rear of the property and the large lounge area overlook the front elevation of the property.

Externally, the property has a yard to the rear and benefits on street parking. There is also an outbuilding to the rear of the property which we are advised was previously used as a workshop.

### Accommodation

Front Room: 4.97m x 4.85m  
Rear Office: 4.91m x 4.36m  
Rear Lobby: 3.94m x 2.28m  
Bedroom: 4.32m x 2.95m  
Upper lounge: 4.97m x 4.97m  
Kitchen area: 7.14 x 1.90m  
Shower room 2.29m x 1.25m

### Services

We understand the property has mains gas, electricity, water and drainage. We are advised by the vendor the property had new gas central heating implemented last year and electrical rewiring this year. Interested parties should carry out their own investigations.

### Tenure

Freehold

### Buyer's Premium

2% (minimum £3,600) inc. VAT.

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- £0 Marketing Costs
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### Development Potential / Investment Analysis:

This property is currently vacant and requires work before new tenants are secured. Planning application reference number with Barnsley Council is 2017/0489. Once the upper floors are converted to residential, and the ground floor has been refurbished, we consider the property will achieve a total rental income in the region of £8,000 per annum, which reflects a gross yield of 20%, before accounting for building work and purchaser's costs.



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