

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale

58a Laughton Road, Dinnington S25 2PS



- **Investment for Sale – Income of £15,000 Per Annum**
- **Let to the National Charity Mind on a 10 Year Lease (With Breaks)**
- **In the Heart of Dinnington Town Centre**
- **2,876 sq ft (267.2 sq m)**

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LOCATION

The property is located on the west side of Laughton Road, equidistant between its junctions with New Street and Leopold Street in the heart of Dinnington town centre.

Laughton Road itself is the main high street running through the town and is the home of a variety of occupiers, most notably Aldi, as well as numerous cafes, takeaways and other retail outlets.

DESCRIPTION

The unit comprises of a single, deep retail unit with excellent prominence on Laughton Road. The space benefits from a tiled floor, mineral fibre suspended ceiling with air-conditioning and fluro-strip lighting.

The unit is arranged as a large, open plan sales area with storage and WC's to the rear. The new tenant, Mind, will be fitting out as per their standard specification.

ACCOMMODATION

(All net areas are approximate)

Ground Floor **2,876 sq ft** **267.2 sq m**

USE

Retail unit under Use Class 'E'.



TENURE

The freehold interest in the property is available.

TENANCY

The property is let to Mind (The National Association for Mental Health).

Lease – to expire 3rd March 2033

Rent - £15,000 per annum

Breaks – three and six years

Rent Review – open market after five years

PRICE

We are quoting **£185,000**.

This reflects a net initial yield of **7.6%** assuming purchasers costs of 6.55%.

VAT

The property IS elected for VAT.

RATING

The unit is rated as Shop and Premises with a Rateable Value of £15,250 (from April 2023.)

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating 'E'. Certificate available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

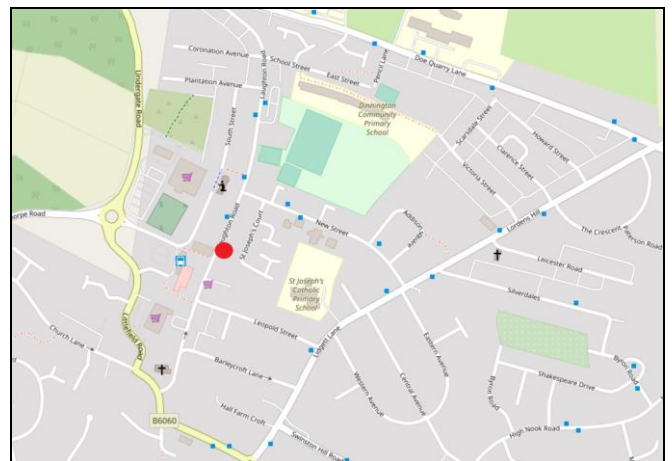
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY

March 2023