

‘York House’ Cleveland Street/Young Street

The property is freehold, all the shop units are self contained with a small staff room, w/c and a rear fire exit.

| Unit | Description | Tenancy | Tenant | Current Use | Rent | Notes |
|----------------------|--|----------------------------|--|--------------------|----------|--------------------------------|
| 23 Cleveland Street | Corner Shop 400sq/ft ground floor, lower floor 845sqft | 3 years FRI from 15/4/2022 | Mrs Babita Kasbia | Phone shop | £ 12,480 | In occupation since 2015 |
| 23a Cleveland Street | Shop 545sq/ft ground floor | 3 years FRI from 13/4/2022 | Millye's Tattoo & Body Piercing. | Tattoo shop | £ 8,640 | In occupation from 2019 |
| 1 Young Street | Shop 545sq/ft ground floor | 6 years FRI from 1/7/2017 | Mrs Leanne Williams | Raffles Hair Salon | £ 8,700 | In occupation before 2019 |
| 3 Young Street | Shop 545sq/ft ground floor, lower floor 540sqft | 6 years FRI from 9/12/2021 | Mr Luan Fesati and Mrs Marina Milailovici | Café | £ 8,400 | £9,000 from 9/12/2024 |
| 5 Young Street | Shop 545sq/ft ground floor | 3 years FRI from 10/3/2019 | Moo Lab Doncaster Ltd - Guarantor Mr Tim Lee | Dessert Bar | £ 9,240 | In occupation for over 6 years |
| 5a Young Street | Shop 325sq/ft ground floor, lower floor 840sqft | 3 years FRI from 23/06/22 | Keys PCE Ltd (national charity) | | £ 6,000 | |
| 23 Cleveland Street | ATM machine | 7 years FRI from 3/05/2015 | | | £ 4,000 | plus use |
| Upper Floors | Ground rent only | | | | £ 100 | |

There are 4 basements of around 500sqft one is currently let but they could be converted into self contained flats under permitted development

TOTAL RENT **£ 57,560**

ASKING PRICE **£ 575,000**

For location and images see - https://www.google.co.uk/maps/@53.5217603,-1.1336262,3a,90y,83.39h,96.39t/data=!3m6!1e1!3m4!1sxcgkqp_37fAO9-aHLv7xvlg!2e0!7i13312!8i6656

All the information including floor areas and lease details were provided by the client on 02/08/2022 and have not been verified.

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86** or e-mail: neal@cravenwildsmith.co.uk