



22 The Green, Thorne, Doncaster, DN8 5AT

Freehold investment for sale

Summary

Tenure	For Sale
Available Size	1,984 sq ft / 184.32 sq m
Price	£155,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Fully let Investment reflects 10% gross yield
- Double fronted town centre location
- 2 sources of income
- Great location for footfall/vehicular traffic
- 5 year unexpired term
- Ample on street and nearby parking

Description

An excellent investment opportunity now available in the heart of Thorne town centre, Doncaster. The property is fully let, with the retail accommodation occupied from November 2024 and a new tenant committed from February 2026. The building is presented in good condition throughout, having recently benefited from a light refurbishment to the upper floors. The retail units are also well presented, featuring quality tenant fit-out along with fixtures and fittings in good order.

Lease details as follows;

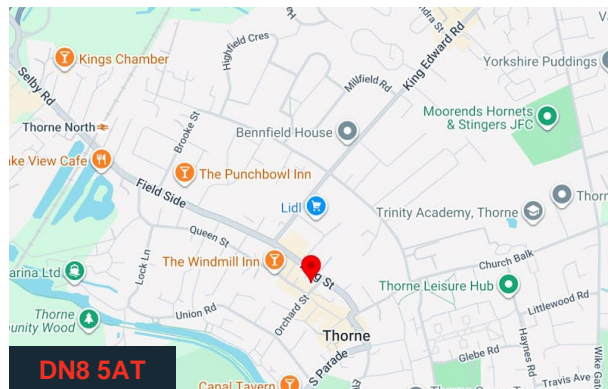
- Residential parts to be let at £650pcm (£7,800per annum) on an AST with commencement date to be as soon as possible

Retail Ground Floor;

- let on a full repairing and insuring lease from 4th November 2024
- 6 year term (just under 5 years unexpired)
- Break at 4th November 2027
- Annual rent of £7,200 per annum

Location

22 The Green occupies a prominent position within Thorne town centre, benefiting from strong local footfall and immediate access to shops, services, and amenities. Thorne is located approximately 10 miles north-east of Doncaster and is well connected via the A18, providing direct routes to Doncaster and Scunthorpe. The area also benefits from convenient access to the M18 motorway, linking to the wider regional and national road network, including the M62 and A1(M)



Viewing & Further Information

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