



235 Doncaster Road

, Rotherham, S65 2DE

Offers In The Region Of £125,000



Nestled on the bustling Doncaster Road in Rotherham, this unique commercial property presents an excellent investment opportunity. The unit comprises a well-established commercial space on the ground floor, complemented by a two-bedroom flat situated above, all sold as a single unit.

The commercial area is currently leased to a reliable business, generating a steady income of £750 per calendar month. This arrangement ensures that the business remains unaffected by the sale, providing peace of mind for prospective buyers.

The flat above features two bedrooms, in need of updating but used as storage for the shop.

This property not only offers a promising rental income but also the potential for future growth in a vibrant area. With its strategic location on a busy road, it benefits from high visibility and foot traffic, making it an attractive option for various business ventures.

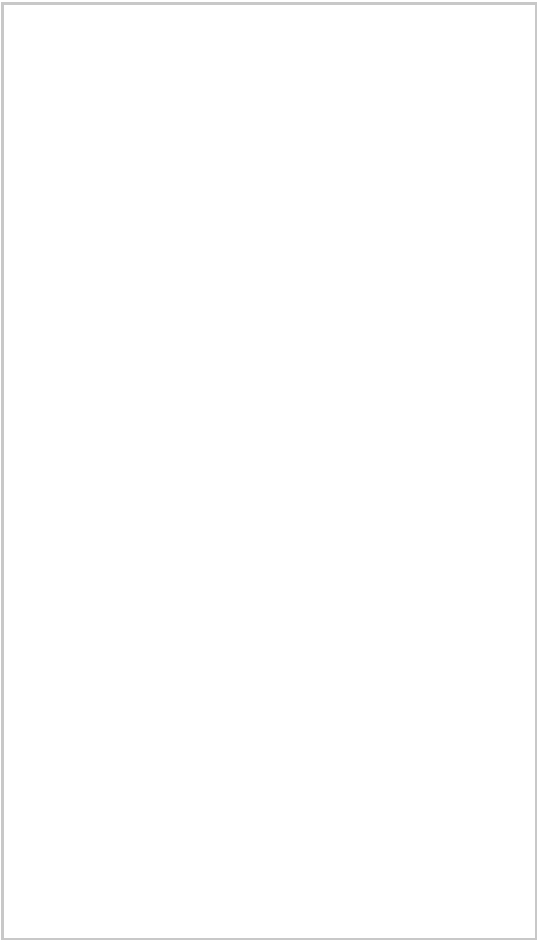
Whether you are looking to expand your investment portfolio or seeking a commercial space with residential potential, this property on Doncaster Road is certainly worth considering.



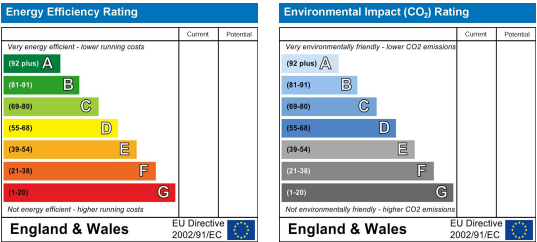
Area Map



Floor Plans



Energy Efficiency Graph



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