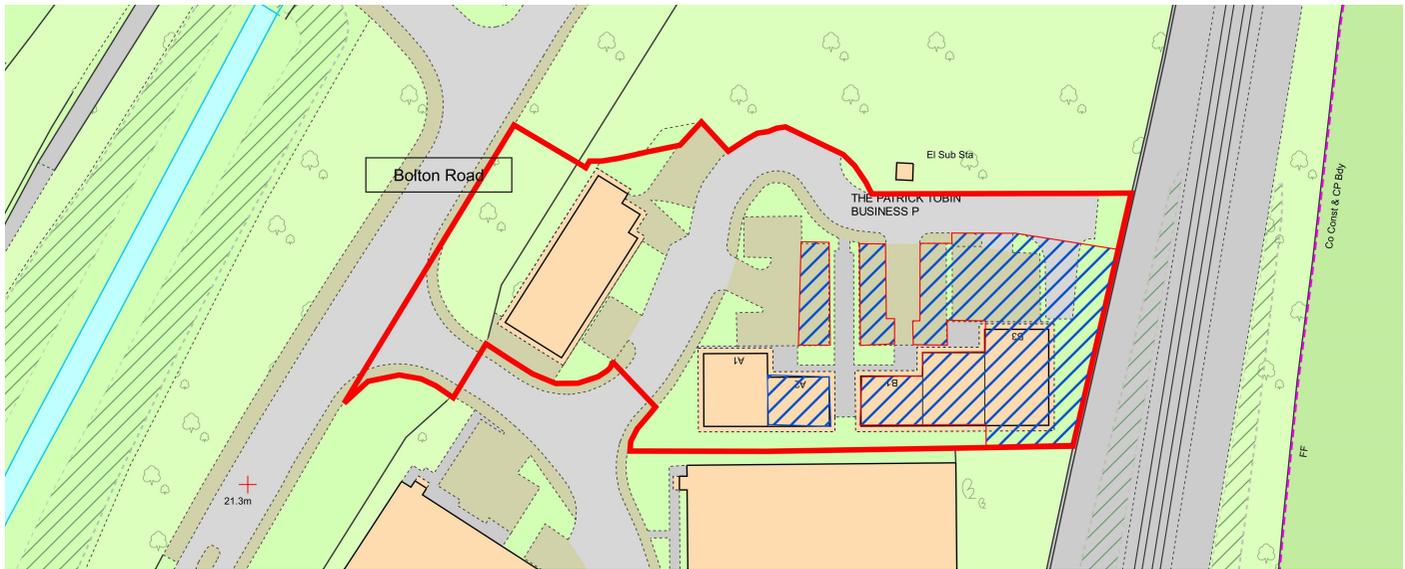


The Patrick Tobin Business Park Bolton Road, Wath upon Dearne, Rotherham, South Yorkshire S63 7LL

Freehold ground rent investment currently producing £1,290 per annum



Location

Patrick Tobin Business Park is located within the Dearne Valley near Wath upon Dearne. The property is accessed by following the A602 along Manvers Way and turning onto Bolton Road. The surrounding area is predominantly national and regional industrial and office users.

Description

A crèche and office building that forms part of this business park with associated car parking – all areas excluding that hatched blue – refer to the legal pack.

Planning

Rotherham MBC (01709 82121) www.rotherham.gov.uk

Note

Please note that any plans or photographs used are to help locate the property and may not show the exact legal boundaries. Prospective purchasers are advised to refer to the title plan in the legal pack. The areas have been provided by the vendor.



Energy Performance Certificate

Please refer to the legal pack

Unit	Lease Term	From	Rent Per Annum
The Crèche	999 years to Wilsons Furnishers (Holdings) Limited	01/02/2017	£250
Unit A1	999 years to SG Pharma UK Limited	08/01/2018	£1,040
TOTAL			£1,290

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Guide Prices are issued without responsibility and as a general indication of the current level of the vendor's intentions as to the reserve price, which is the seller's minimum acceptable price at auction the figure below which the auctioneer cannot sell. The sale price whether prior to or at the auction can be above or below the guide price depending upon market activity. Guide Prices can vary up to and including the day of the sale. Updates are available on line at www.bidx1.com



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