



**The Queens Hotel
Masbrough Street
Rotherham
South Yorkshire
S60 1HW**

Offers in Excess of £360,000

bettermove

Masbrough Street Rotherham

Bettermove are proud to present this mixed use property in Rotherham available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric heating in the flats.

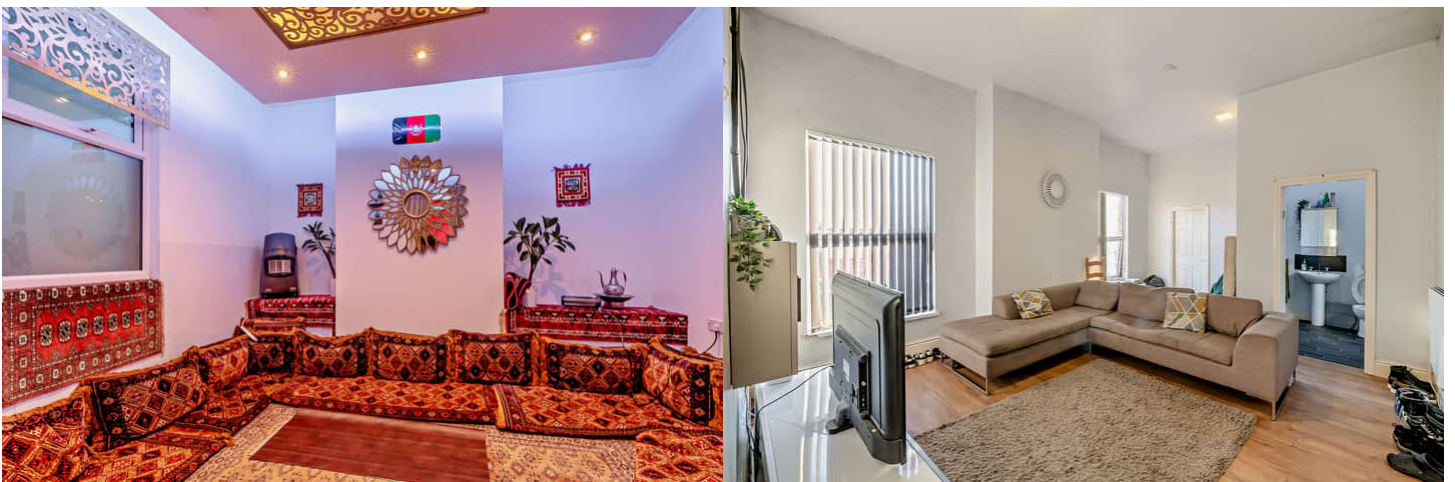
The council tax band is A for each flat.

This is a leasehold property with 800 years on the lease from 1860; the ground rent is £35pa.

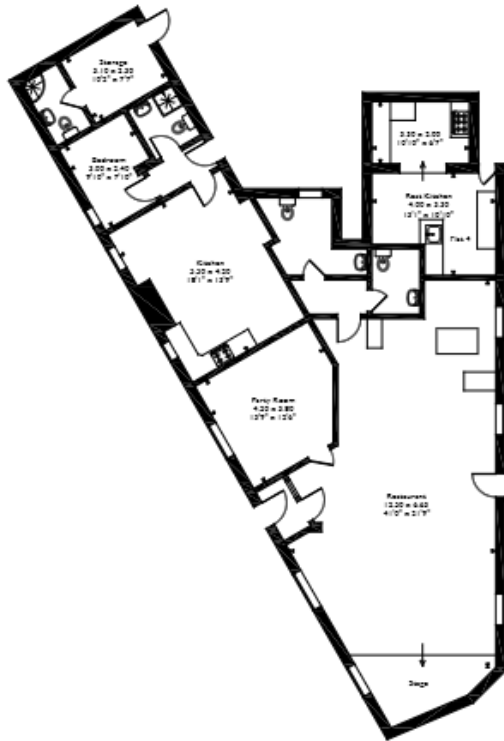
The interior of this comprises a spacious restaurant on the ground floor holding around 50 guests. There are 4 self contained flats above the restaurant which are all currently let out.

Located in the popular town of Rotherham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A630, Rotherham Central station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Watan Restaurant, Masbrough Street, Rotherham
 Approximate Gross Internal Area
 352 Sq M/3789 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk