

**Investment, Investment -  
Mixed use For Sale**

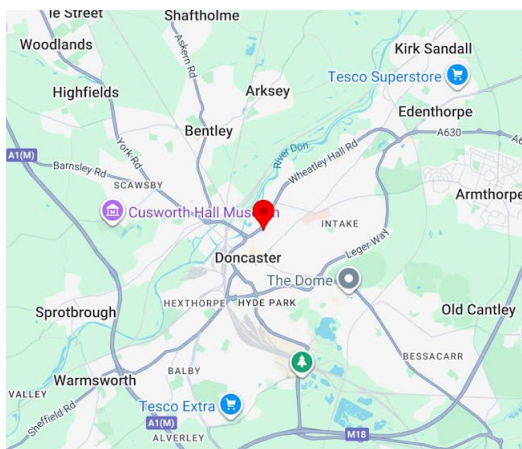
Offers in the region of  
£400,000 9.27% Gross Yield  
2,712 sq ft

**Rex Corner, Broxholme  
Lane, Doncaster, DN1 2LP**

**Mixed Use Investment Sale**

- Income producing fully let investment
- Prominent corner location, visible from Wheatley Hall Road (A 630)





## Description

A prominent mixed use retail and residential investment on the fringe of Doncaster City Centre and comprising 4 retail units and 3 flats let on Assured Shorthold Tenancies (AST's), producing an income of £37,086 per annum. Commercial leases and ASTs available on request.

## Location

Rex Corner is a small mixed-use investment at the junction on Broxholme Lane, close to Wheatley Hall Road and about 0.7 miles south-west of Doncaster city centre, benefiting from good visibility on a well-established local parade serving a dense surrounding residential area with regular bus routes and proximity to Doncaster railway station. Nearby occupiers include local independents such as a café, transport services and small offices, as well as William Hill bookmaker on Broxholme Lane and an Aldi supermarket on Athron Street within a short walk, alongside further retail and professional services.

## Accommodation

Name	sq ft	Rent
Ground - 4	258.30	£3,537.24 /annum
Ground - 3a	236.80	£3,600 /annum
Ground - 32a	592	£7,676.76 /annum
Ground - 5	409	£7,152 /annum
1st - Flat 3	538.20	£4,200 /annum
1st - Flat 2	333.70	£5,700 /annum
1st - Flat 1	344.50	£5,220 /annum
<b>Total</b>	<b>2,712.50</b>	

## AML

In accordance with the Money Laundering Regulations prospective purchasers will be asked to produce identification of the intended purchaser and other documentation to support any offers submitted to the vendors.

## Summary

- Price: Offers in the region of £400,000 9.27% Gross Yield

## Further information

- [View details on our website](#)

## Contact & Viewings

Jason Barnsdale MRICS  
07836 534040  
jason@barnsdales.co.uk