

FOR SALE

CPR COMMERCIAL
PROPERTY
ROTHERHAM

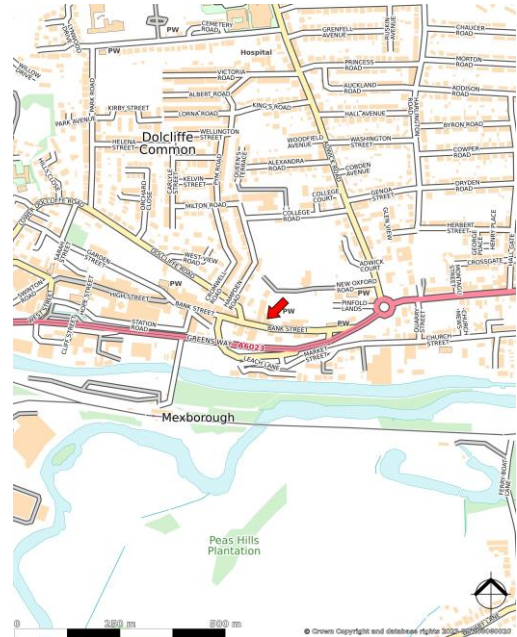


**Ground floor retail premises
with first floor two-bedroom flat.**

58 & 58A Bank Street, Mexborough, S64 9LL.

Location

The subject property is located on Bank Street in Mexborough, close to the pedestrianised High Street and within walking distance of the train station. There is on-street parking available on Bank Street itself. There are a number of commercial businesses represented on Bank Street, including a sports bar.

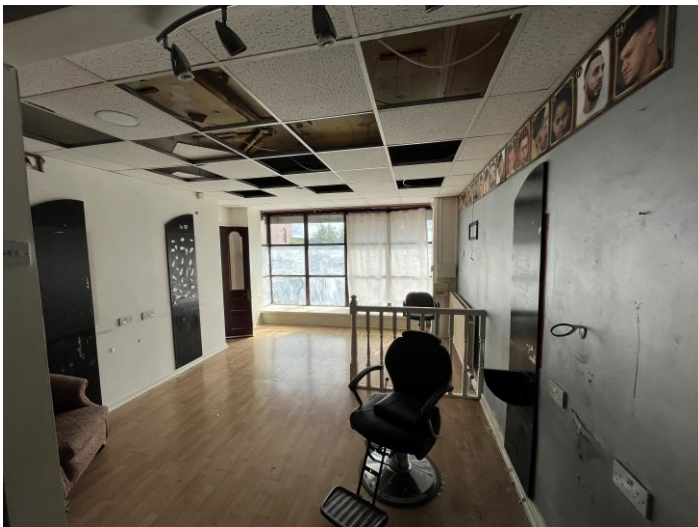
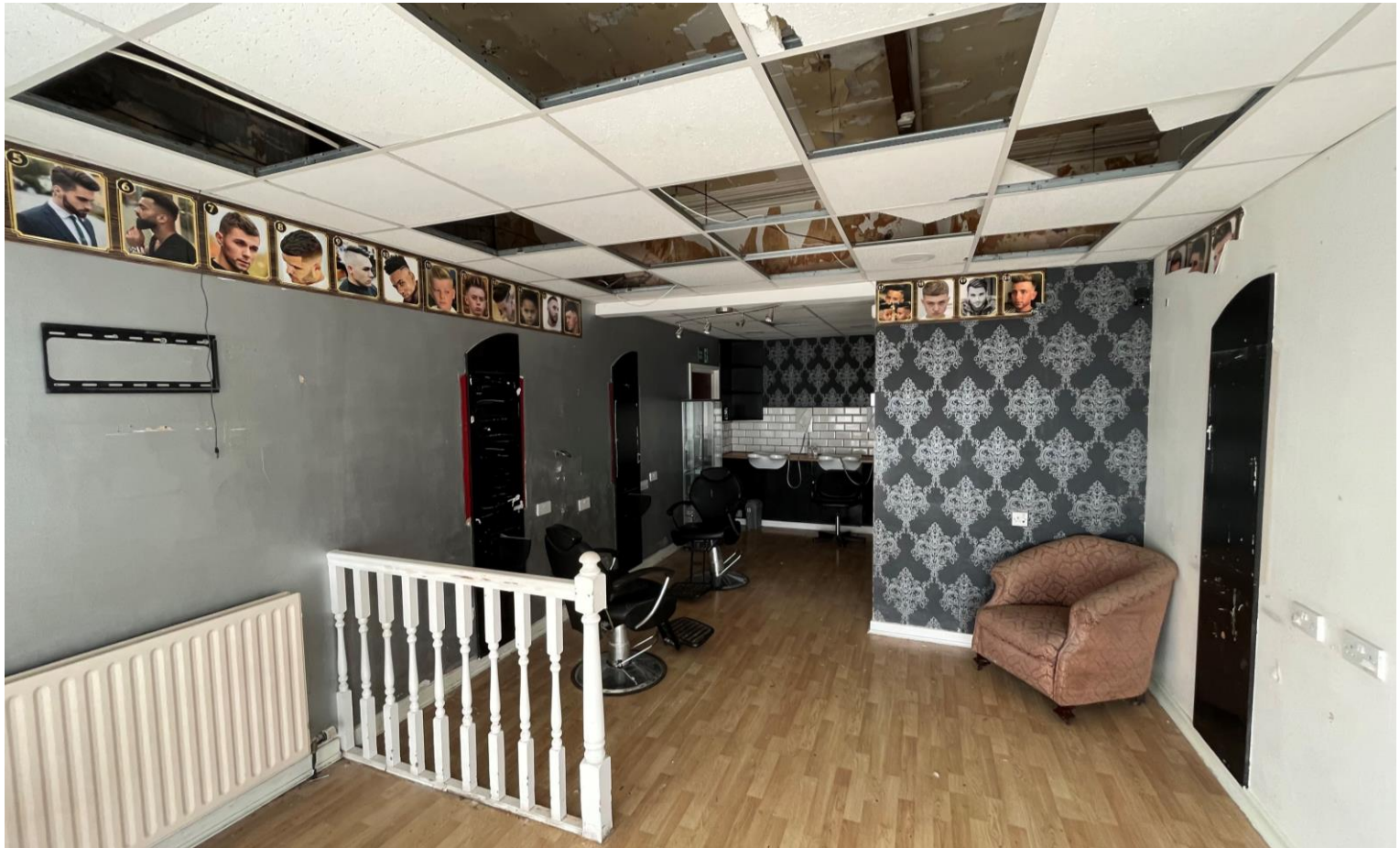


Description

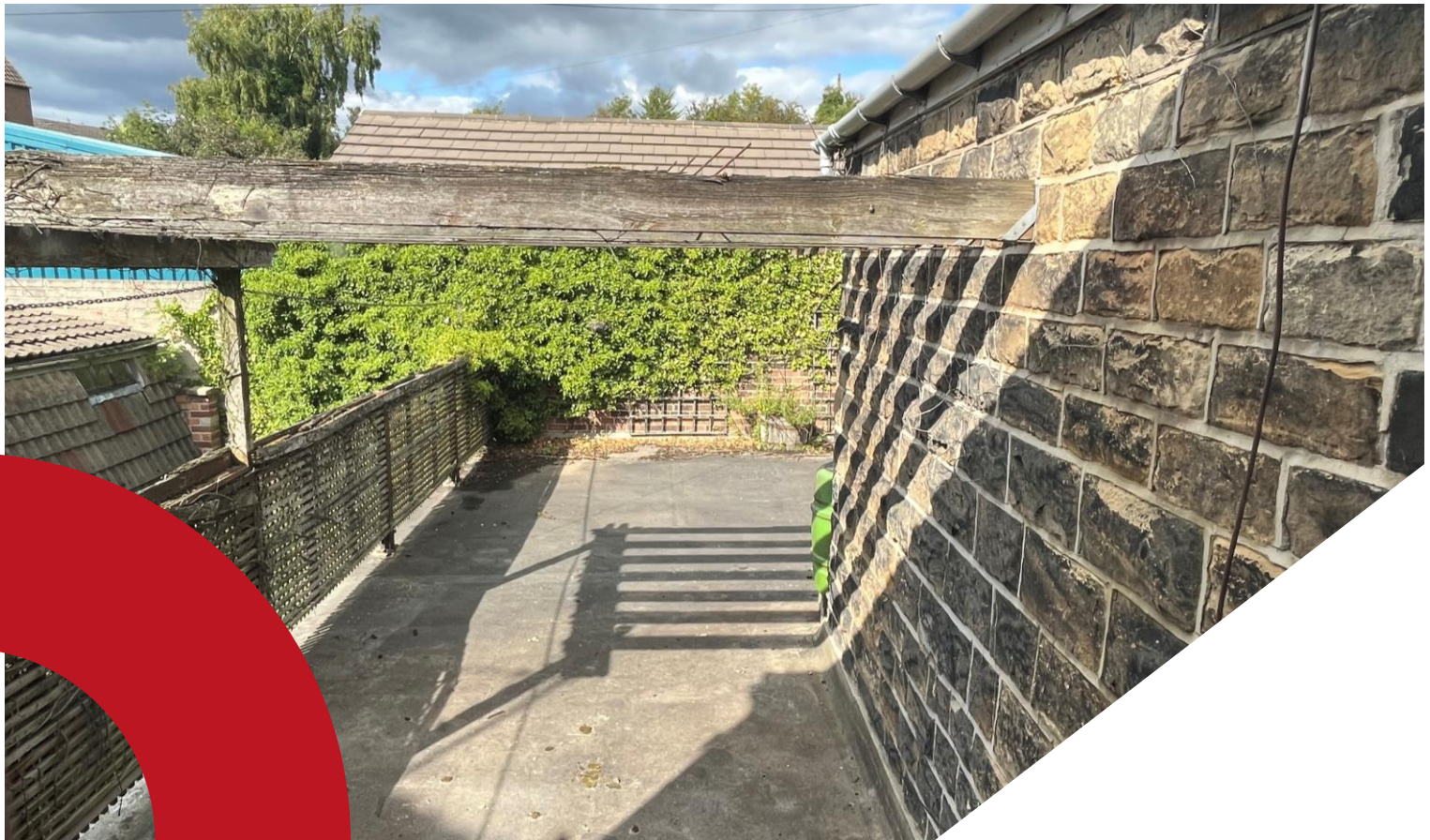
The subject property comprises of a ground floor retail unit, together with a large two double-bedroomed first floor flat. The ground floor is configured to provide a former hair salon with two rear rooms, one of which provides a basic kitchenette. There is a toilet facility off the kitchenette together with access to a basement cellar. At first floor level there are two large double bedrooms, a kitchen and open through dining room, and separate lounge together with a shower room incorporating toilet facility and wash hand basin. To the rear is a patio area.

	ft ²	m ²
Ground Floor	629	58.44
First Floor	617	57.32
Total	1,246	115.76









— Rating Assessment

The ground floor retail unit has a rateable value of £1,750 and listed as “Shop & Premises”. No.58A is listed as falling within Council Tax Band A.

— Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

— Services

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering in to any legal or financial commitment.

— Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 72 (Band C). A copy of the EPC is available online or on request.

— Tenure

This property is held freehold.

— Price

o/a £130,000



For further information please contact:

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commercialpropertyrotherham.com



Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

Prices quoted are exclusive of VAT but may be subject to VAT.

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's and do not constitute, nor constitute part of, an offer or contract: (ii) all descriptions, dimensions, reference to condition and necessary permissions for us and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

Director: N.A.Keally BSc (Hons) MRICS

Commercial Property Rotherham is a trading name of Burgess Commercial Ltd.

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