



Highly-prominent double-fronted retail showroom configure over two floors & benefiting from basement stores & rear car park.

228-230 Rotherham Road, Maltby, Rotherham, S66 8ND.



FOR
SALE

Location

The subject property occupies a highly prominent position fronting the busy A631 Rotherham Road, near its junction with Milton Street, in Maltby. The property enjoys excellent access to the motorway network, with J.1 of the M18 being just 1½ miles to the west. Rotherham town centre is located approximately 7 miles to the west; the centre of Doncaster is 12 miles to the north-east.



Description

The development offers refurbished, attractive retail showroom accommodation over two floors, and benefits from a double-frontage overlooking the busy Rotherham Road. There are basement stores, a kitchenette, toilet facilities and a rear secure yard / car park providing useful off-road parking for customers. The property further benefits from gas-fired central heating, wooden and laminate floors, and a freehold title.

Accommodation:

Approximate net internal floor areas:

	ft ²	m ²
Basement	619	57.51
Ground Floor	992	92.16
First Floor	319	29.64
Total	1,930	179.30









☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the ground floor has a rateable value of £8,300 and is listed as "Shop & Premises." Please note this figure does not constitute the business rates payable.

💡 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.

🏠 Planning

The property is suitable for uses falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

❗ Price

o/a £275,000

❗ Tenure

Freehold.

💧 Services

Mains gas, 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 a compliant EPC rating of 88 (Band D). A copy of the EPC is available online or on request.



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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 use 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.

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