

Two-storey retail sales shop / office with rear parking.

27 Laughton Road, Dinnington, Sheffield, S25 2PN.



Location

The subject property is located in the prime retail heart of Dinnington and within a long-established retail parade. The accommodation provides a refurbished office / retail unit to the ground floor which benefits from a suspended ceiling, and security shutters to the front elevation. There are ancillary stores / offices to the first floor. To the rear of the property is a yard where a domestic vehicle can be parked.



Description

The subject property comprises a retail sales shop / office with ancillary accommodation located to the first floor. To the rear of the property is a small, dedicated parking area. The property benefits from security shutters to the front elevation and is suitable for a range of retailing purposes.

Accommodation

Approximate net internal floor area:

	ft ²	m ²
Ground Floor	404	37.53
First Floor	427	39.67
Total	831	77.20





☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the ground floor has a rateable value of £5,800 and is listed as "Shop & Premises." Please note this figure does not constitute the business rates payable.

💡 Fixtures & Fittings

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the in-going occupier; neither the agent, nor their clients, can offer any form of warranty as to their working order, or suitability for any particular purpose.

📄 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.

⚠️ Terms

The property is available by way of a new Lease for a term to be agreed at an initial rental of £600.00 / month.

💧 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 109 (Band E). A copy of the EPC is available online or on request.



01709 721706

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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 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
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