

FOR SALE

CPR **COMMERCIAL
PROPERTY
ROTHERHAM**



**Retail sales shop / beauty salon suitable
for alternative uses including residential.**

29 Mansfield Road, Rotherham, S60 2DR.

Location

The subject property occupies a prominent position fronting Mansfield Road, and therefore a very short walk to the pedestrianised retail heart of Rotherham town centre. Whilst the property does not benefit from off-road parking, metered parking is available on Mansfield Road, and there is a multi-storey car park close by on Wellgate.

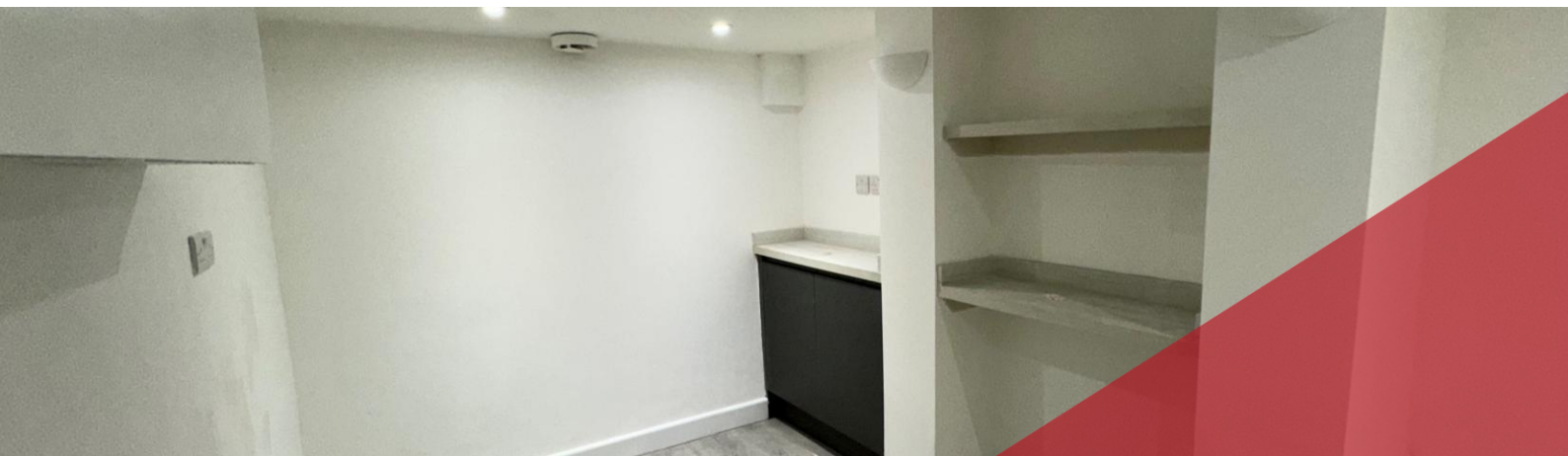
Accommodation

Approximate net internal floor areas:

Floor	ft ²	m ²
Basement	124	11.52
Ground	357	32.70
First	349	32.42
Total	830	77.11

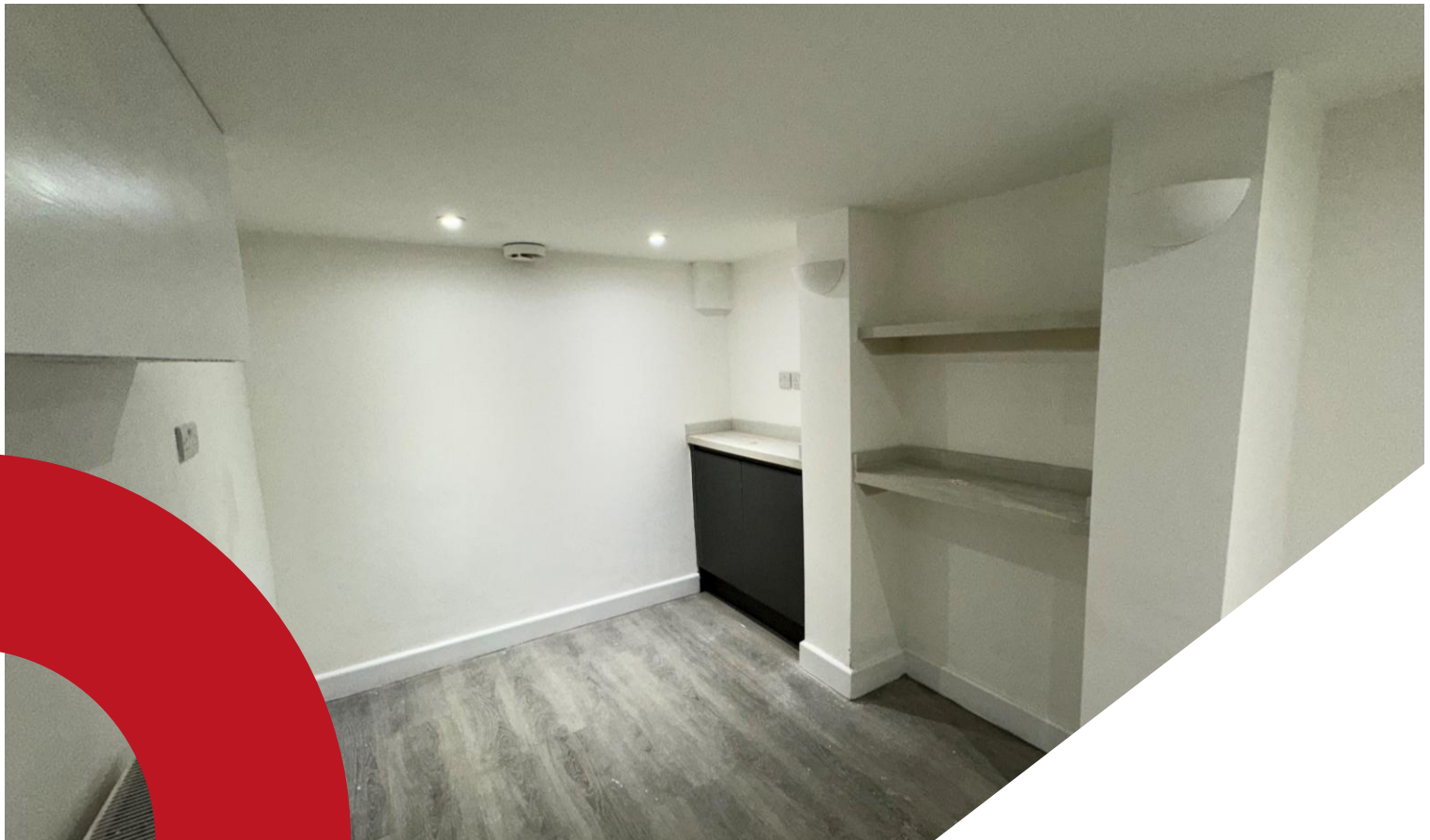
Description

The subject property offers fully refurbished accommodation over two levels whilst also having a basement. The property could be suitable for an office use, whilst also being ideal for a beauty salon, alternative therapies, massage or similar. Conversion to a dwelling may also be considered. The property has been refurbished throughout to include painted and plastered walls, laminate floor coverings, attractive downlights, and an attractive entrance reception.









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £4,200, listed as “Therapy Clinic & Premises”. Please note that 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.

— Tenure

Freehold.

— 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 into 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.

— Price

o/a £120,000



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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