

FOR SALE

CPR **COMMERCIAL
PROPERTY
ROTHERHAM**



Public House offering potential for alternative uses including a dwelling.

Prince of Wales Public House, 9 Potter Hill, Greasbrough, Rotherham, S61 4NU.

Location

The subject property occupies an extremely prominent position at the junction of Potter Hill and Scrooby Street in Greasbrough. The immediate vicinity provides various commercial businesses as well as dwellings on Potter Hill, whilst the wider locality is a large residential catchment area. Bus routes run along Potter Hill. Adjacent suburbs include Scholes, Nether Haugh, Rawmarsh and Parkgate, whilst the centre of Rotherham is situated two miles to the south.

Description

The Prince of Wales Public House is a well-known pub within the local area and beyond, and comprises of an attractive, modernised and extremely well-maintained public house. The property is configured over two floors whilst having the usual cellar. The property is configured to include a main bar area, separate tap room, and toilet facilities at ground floor level, together with access to a first floor two-bedroomed flat. Outside there is a pleasant courtyard with vehicular access when needed to a further detached outbuilding which provides storage accommodation over two floors. The property benefits from a gas-fired central heating system, and has no brewery ties. The property would be perfectly placed to continue as a public house whilst offering potential for alternative uses which may be subject to planning, including a dwelling.

Accommodation

Approximate net internal floor areas:

	ft ²	m ²
Outbuilding	317	29.45
Basement		
Stores	393	36.51
Ground Floor		
Front bar	544	50.54
Behind Bar	58	5.39
Lounge	528	49.05
Ladies & Gents toilet facilities		
First Floor		
Bedroom	235	21.83
Lounge	255	23.69
Kitchen / dining room	249	23.13
Office	35	3.25
Bedroom	110	10.22
Bedroom	87	8.08
Total	2,811	261.15

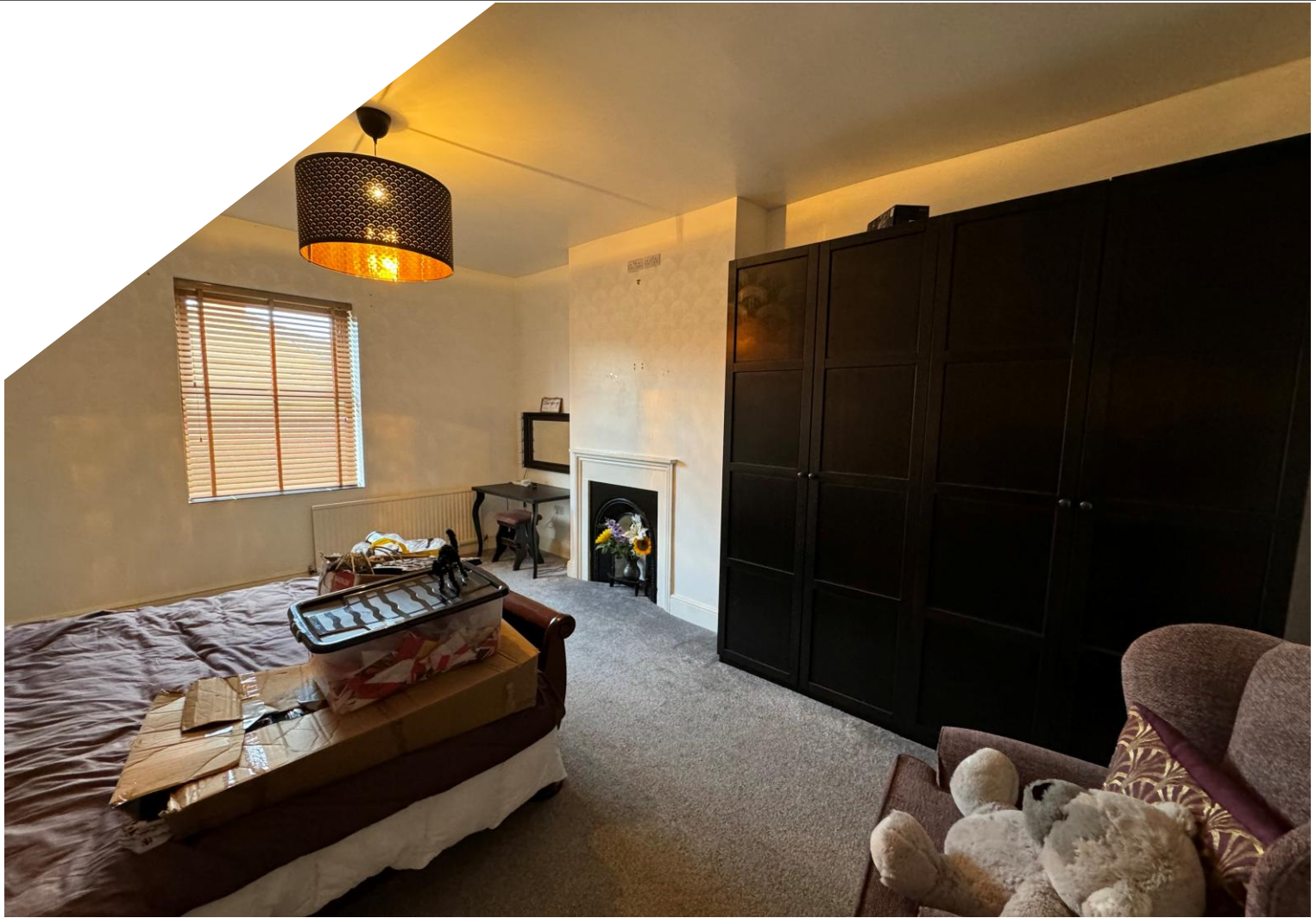


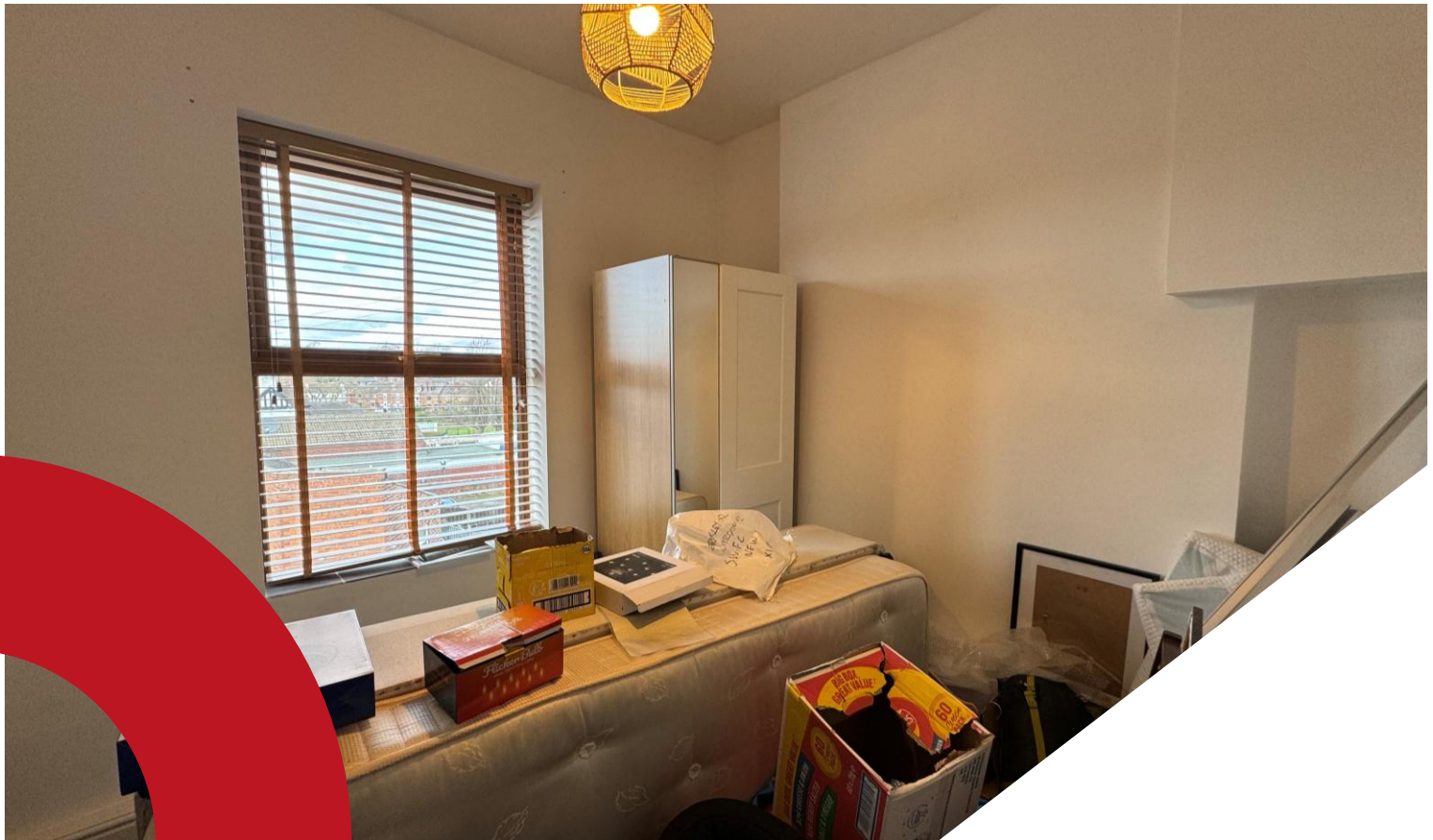












— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £12,000, listed as “Public House & 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.

— Planning

The property has traded as a Public House, whilst offers potential for suitability to alternative uses. A change of use planning application could be required for any proposed alternative use, under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Enquiries should be made by any prospective purchaser to satisfy themselves in this regard, prior to making any formal offer.

— 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 into any legal or financial commitment.

— Energy Performance Certificate

An EPC is currently being commissioned.

— Tenure

Freehold.

— Price

o/a £295,000



For further information please contact:

Neil Keally

01709 721706

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.

Registered Office Address: The Old Grammar School, 13 Moorgate Road, Rotherham, S60 2EN.

Registered in England: Company Registration Number: 06713512. VAT Number: 941 0499 27.



RICS

the mark of
property
professionalism
worldwide