

**FOR SALE**

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM



**Former church premises offering potential for alternative uses.**

54 Rotherham Road, Dinnington, Sheffield, S25 3RF.

## Location

The subject property is located on Rotherham Road in Dinnington, a turning off the B6463 Todwick Road. The immediate vicinity is mixed-use, with residential dwellings directly opposite, together with various commercial occupiers. Junction 31 of the M1 motorway is situated just 2½ miles to the south-west. The centre of Dinnington is situated just over 1 mile to the east.

## Description

The subject property comprises of a former church which has been fully refurbished to a high standard, now providing a large open-plan hall at ground floor level which is used as a dance studio. There are toilet facilities, an attractive entrance reception, kitchen and office together with access to the first floor which has been fitted out as a children's play centre. Further toilet facilities and a kitchen are located at first floor level. The property benefits from all mains services and gas fired central heating together with an air cooling and extraction system to the ground floor hall. Outside there is a large surfaced and secure car park, together with surplus land to the rear which could be used for additional parking, an outbuilding, extension to the main building or an outdoor garden space.

## Accommodation

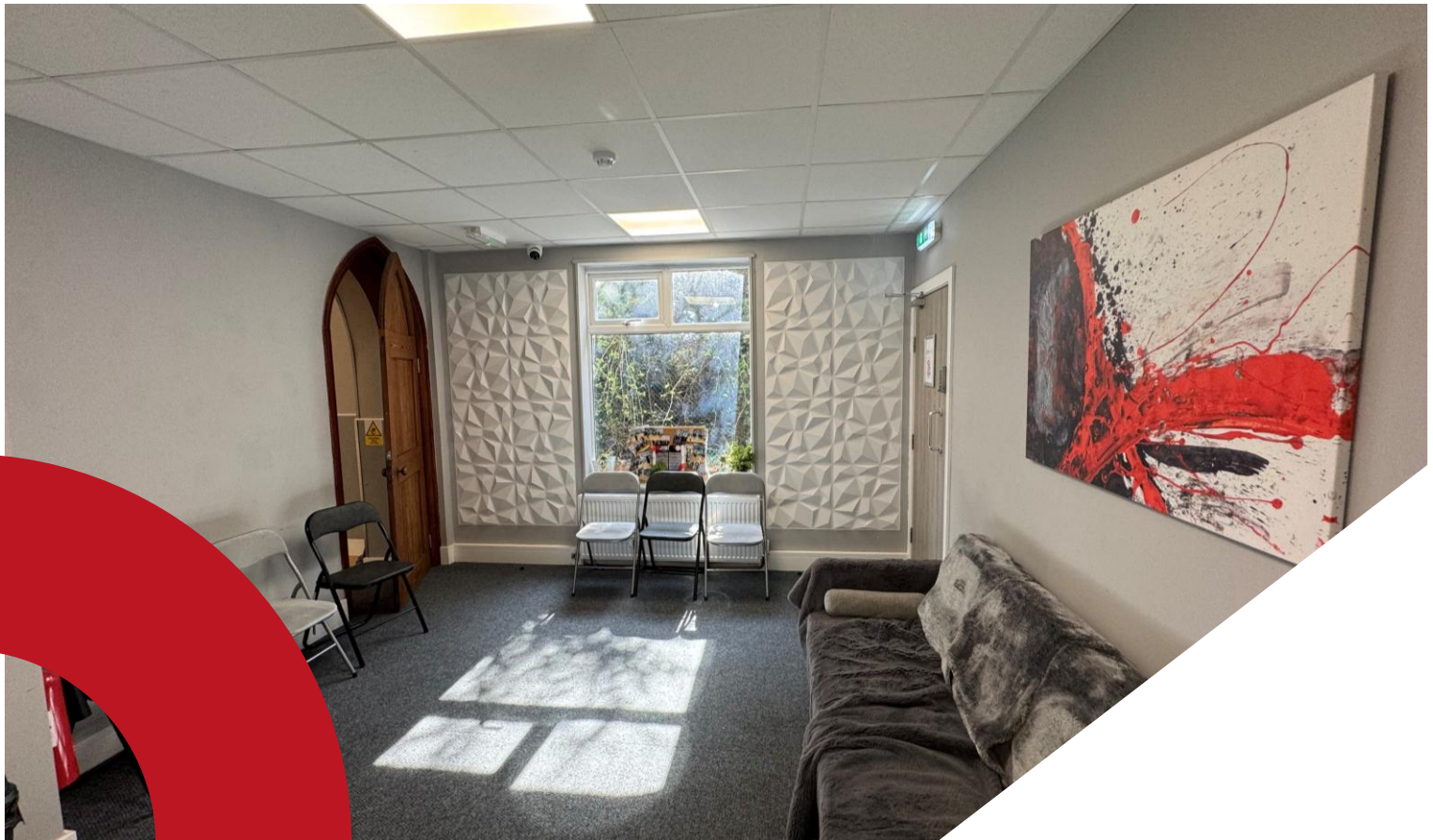
Approximate net internal floor areas:

	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>		
Main hall	1,507	140.00
Waiting area	158	14.68
Accessible toilet facility.		
Separate toilet facility.		
Office	86	7.99
<b>First Floor</b>	372	34.56
<b>Total</b>	<b>2,123</b>	<b>197.23</b>













## — Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £7,900, listed as “Dance Studio & 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 been used as a dance hall together with children’s play to the first floor. We would recommend all interested parties liaise with the local planning department concerning any potential uses, prior to entering into any financial commitment.

## — 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

The property has an Energy Performance Certificate (EPC) Rating of 79 (Band D). A copy of the EPC is available online or on request.

## — Tenure

Freehold.

## — Price

o/a £445,000



For further information please contact:

Neil Keally

01709 721706

[commercialpropertyrotherham.com](http://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