

FOR SALE

CPR **COMMERCIAL
PROPERTY
ROTHERHAM**



Freehold Commercial Premises.

24 High Street, Goldthorpe, Rotherham, S63 9LR.

📍 Location

Number Twenty-Four High Street occupies a highly-prominent corner position on the junction of High Street and Jackson Street in the district of Goldthorpe. There are several local amenities within the parade, along with further retailers situated on both Barnsley Road and Doncaster Road. The immediate vicinity thereafter is predominately housing.

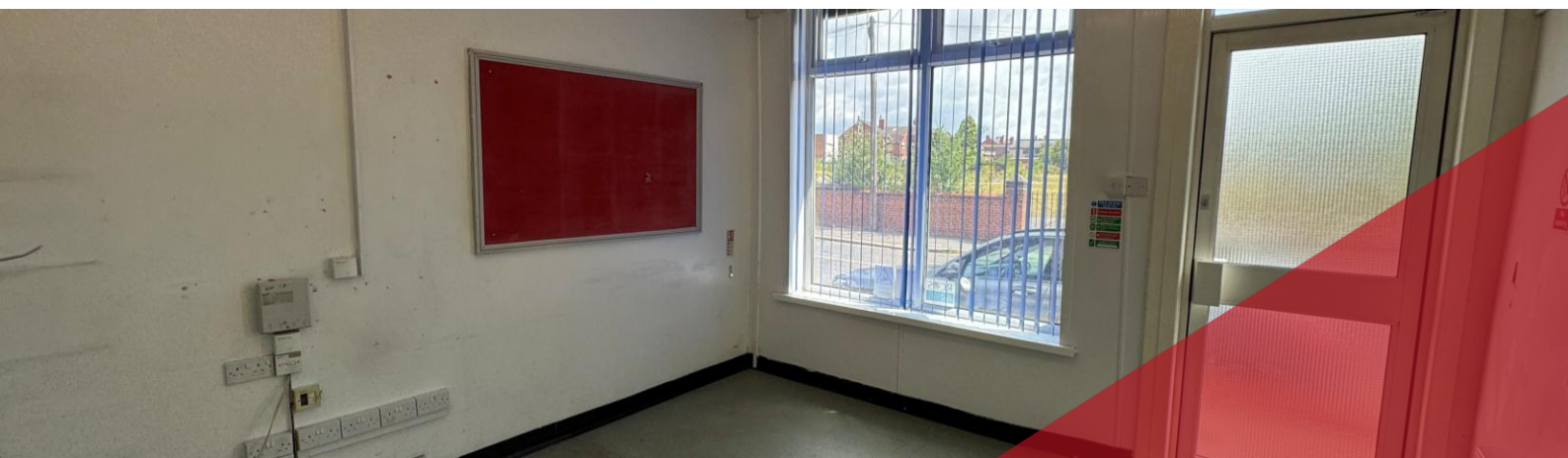
📄 Description

The subject property comprises of an end of terrace commercial retail sales building, offering a front sales shop / office, together with a rear kitchen, two separate stores and a toilet facility. Access is available to a rear enclosed yard. At first floor level there is a front office / store, a storage cupboard, rear kitchenette / dining room which houses the gas boiler.

📄 Accommodation

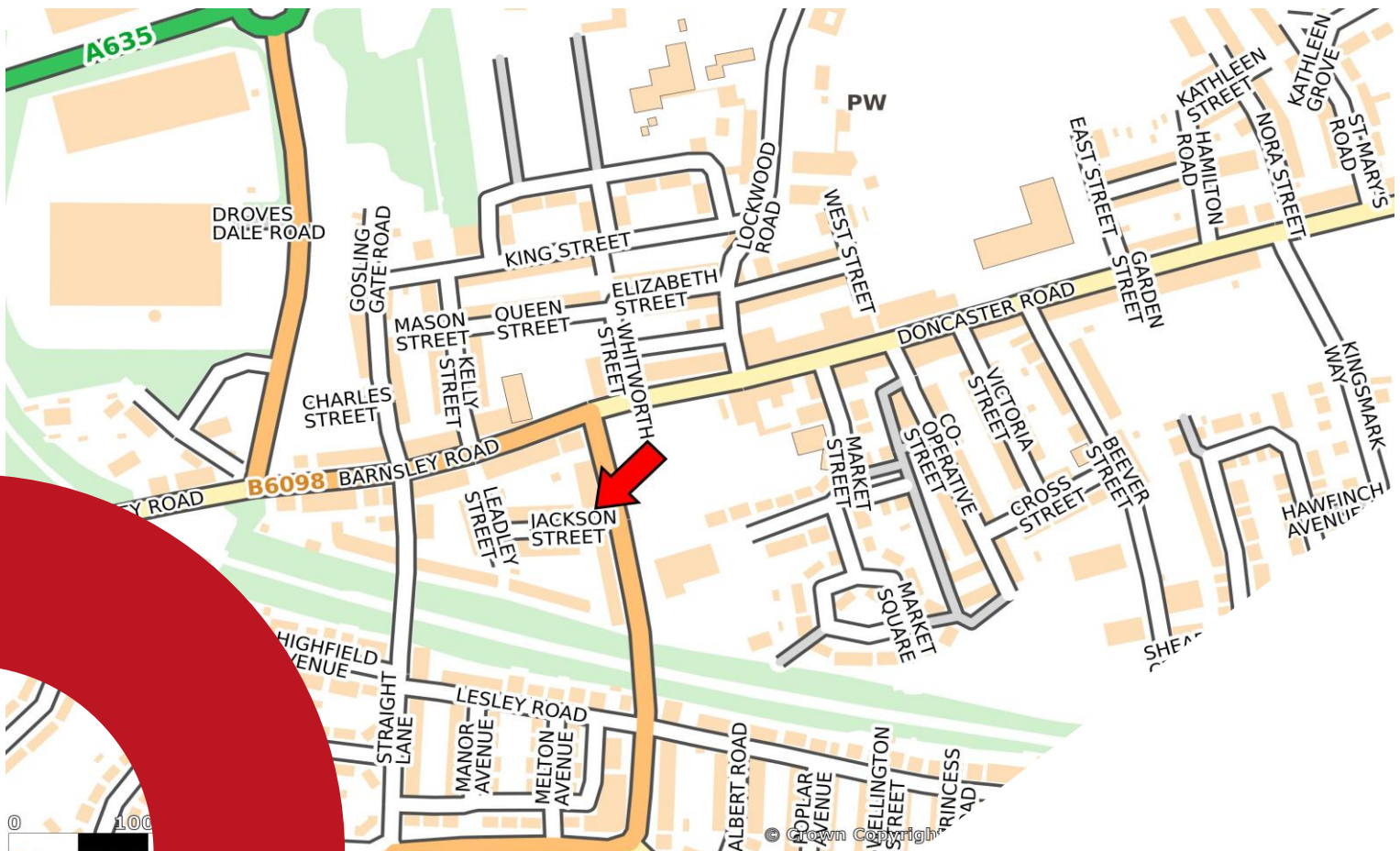
Approximate net internal floor areas:

Demise	ft ²	m ²
Ground Floor		
Sales area	151	14.03
Kitchen	88	8.18
Store	26	2.42
Store	12	1.15
Toilet facility		
First Floor		
Front office	143	13.29
Store cupboard	8	0.74
Kitchenette / dining room	156	14.49
Total	584	54.26









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £4,000, listed as “Surgery & 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.

— 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 93 (Band D). A copy of the EPC is available online or on request.

— Price

o/a £64,950



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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