

**FOR SALE**

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM



**Mixed-use investment comprising two retail units & first floor flat, producing a gross annual income of £25,528.**

1 Clifton Grove, Clifton, Rotherham, S65 2AZ.

## Location

The subject property occupies a highly-prominent corner position at the junction of Clifton Grove and Middle Lane, in the popular residential suburb of Clifton in Rotherham. Middle Lane is the main commercial retail area of Clifton with several local amenities available. The local school is close by, together with Clifton Park.

## Accommodation

Approximate net internal floor areas:

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	378	35.12
First Floor	370	34.38
<b>Total</b>	<b>748</b>	<b>69.49</b>

## Description

The subject property comprises of a two-storey mixed-used development presently occupied and used as a gift shop together with a café at ground floor level, together with a one-bedroomed flat at first floor level. The property benefits from the following specification:

- Mixed-use investment presently fully let.
- Local established covenants.
- Producing a gross annual income of £25,528 p.a.
- Potential to increase the rental income.
- Prominent corner position within popular large residential catchment area.















## — Rating Assessment

Please liaise with the business rates department at RMBC regarding both business rates and council tax.

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

## — Price

o/a £235,000



For further information please contact:

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[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.

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