

TO LET

CPR

COMMERCIAL
PROPERTY
ROTHERHAM



Double-fronted ground floor retail sales shop / hair salon.



15-17 Station Street, Swinton,
Rotherham, S64 8AU.

www.commercialpropertyrotherham.com

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Location

Occupying a prominent roadside position on Station Street, S64 8AU, the property lies within Swinton — an established town in the Dearne Valley area of the Metropolitan Borough of Rotherham, South Yorkshire. It forms part of a busy parade of local traders, benefiting from good passing trade, and sits close to Swinton Interchange, with its regular rail and bus services. Mexborough, Wath-upon-Deane and Rotherham town centre are all within easy reach, with good links to the wider road network.

Accommodation

Approximate net internal floor areas:

	ft ²	m ²
Sales area	342	31.77
Treatment room	72	6.69
Store	74	6.88
Kitchenette	25	2.32
Total	513	47.66

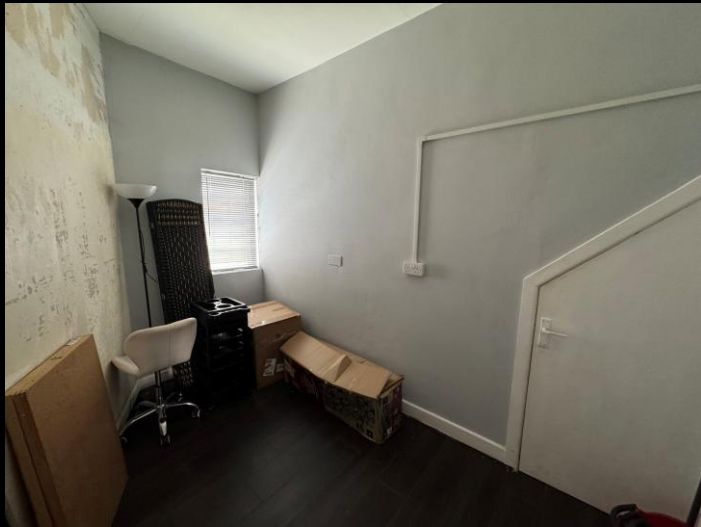
Description

The subject property comprises of a ground floor retail sales shop which has previously been used as a hair salon. The property benefits from a double-frontage which is protected with electrically-operated roller shutters, behind which there is a reception area, and two public retail sales areas, used as the hair salon. To the rear there is a treatment room, a store, kitchenette, and toilet facility. The accommodation offers modern retail space and suitability for a variety of retail trades. The accommodation would suit a variety of retail trades as well as continuing to be used as a hair salon or beauty salon.

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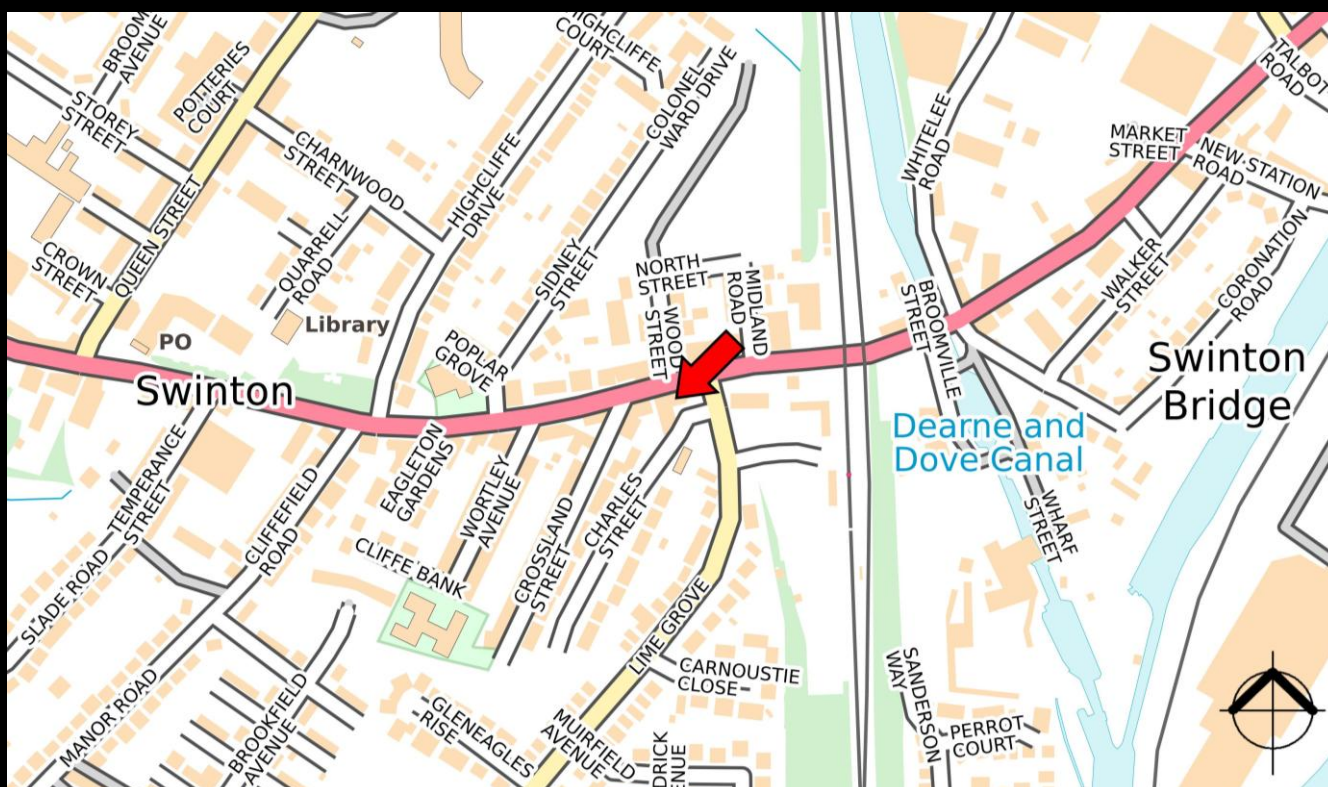
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Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £6,400, listed as "Shop & Premises". Please note that this figure does not constitute the business rates payable.

Fixtures and Fittings

Neither CPR nor its clients make any representation or warranty as to the condition, performance, suitability, or capacity of any fixtures or fittings referred to in these particulars. Prospective tenants and purchasers must rely on their own enquiries and satisfy themselves on these matters before committing to any transaction.

Services

The property is understood to benefit from mains electricity, water and drainage connections. These services have not been tested by Commercial Property Rotherham and accordingly no representation or warranty is made regarding their condition, capacity or suitability. Prospective tenants and purchasers should make their own enquiries and satisfy themselves in this regard before entering into any legal or financial commitment.

Energy Performance Certificate

An EPC Is currently being commissioned.

Terms

The property is available by way of a new Lease at a rental of £700 / month.

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For further information please contact:

Neil Keally

01709 721706

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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

Registered Office Address: 39-43 Bridge Street, Swinton, Mexborough, South Yorkshire, S64 8AP.

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