

FOR SALE

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Freehold Retail Sales Building forming part of a long-established retail parade.



71-73 High Street, Wath upon Dearne,
Rotherham, S63 7QB.

www.commercialpropertyrotherham.com

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Location

The subject property is situated at 71-73 High Street, occupying a prominent frontage position within the town centre of Wath-upon-Dearne, in the Rotherham district of South Yorkshire. It forms part of the town's principal retail pitch, benefiting from good footfall, with a nearby Asda supermarket and a range of established food, drink and convenience operators close by.

Road links are good: the A633 runs through the town and connects to the A6195 Dearne Valley Parkway, providing access to the M1 at Junction 36.

Accommodation

Approximate net internal floor areas:

	ft ²	m ²
GF Sales	426	39.58
Rear Store / Office	195	18.12
u/s store	33	3.07
Kitchen	66	6.13
Workshop / store	439	40.79
1 st floor	411	38.18
2 nd floor	336	31.22
Total	1,906	177.07

Description

A freehold retail sales building of 1,906 sq ft, occupying a prominent frontage on High Street within Wath upon Dearne town centre and forming part of a long-established retail parade. Arranged over ground and first floors with a converted attic providing two further storage rooms, the property has traded as an electrical wholesale shop for many years. It offers scope for a range of retail uses and a genuine opportunity to buy freehold and refurbish to your own specification.

The property is configured as set out in the table of accommodation opposite, and benefits from the following specification:

- Open-plan retail sales area.
- Rear stores, former kitchen, and a store which benefits from a steel loading door accessible to the rear of the building.
- Further first floor accommodation suitable for office / stores, together with a former bathroom & separate toilet facility.

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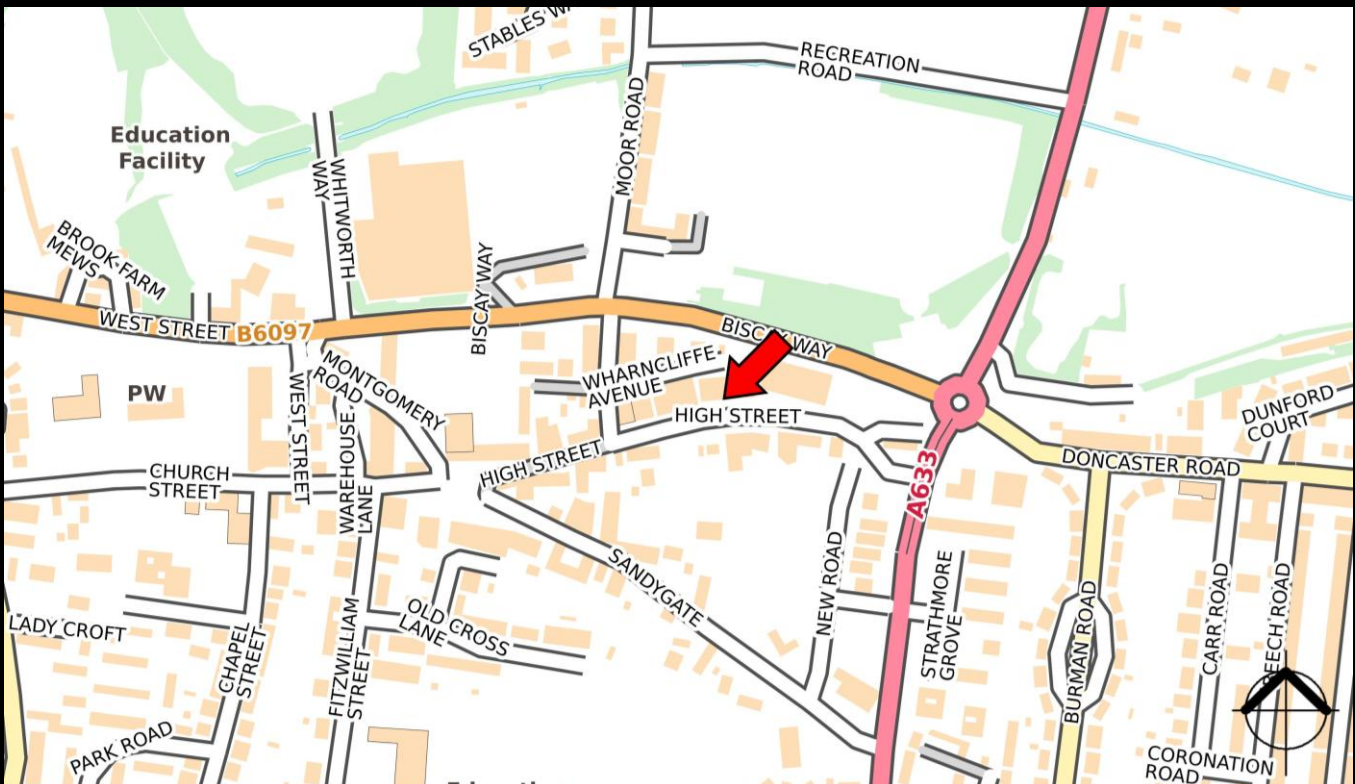
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Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £7,900, listed as "Shop & Premises". Please note that this figure does not constitute the business rates payable.

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.

Fixtures and 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.

Energy Performance Certificate

An EPC is currently being commissioned.

Price

o/a £120,000

Tenure

Freehold

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For further information please contact:

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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 use 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.