

FOR SALE

CPR

COMMERCIAL
PROPERTY
ROTHERHAM



Light industrial units & office building with secure yard.



Units 1-4, Rear of 94-100 Melton High Street + 90 Melton High Street,
Wath upon Dearne, Rotherham, S63 6RF.

www.commercialpropertyrotherham.com

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Location

The property is situated on Melton High Street at West Melton, within the Wath upon Dearne area of Rotherham, South Yorkshire (S63 6RF). West Melton lies to the north-east of Rotherham town centre. The immediate vicinity is mixed-use, with light industrial occupiers together with residential dwellings. The accommodation comprises light industrial units and an office building with a secure yard, offering suitability for a variety of occupiers. The centre of Wath upon Dearne is situated approximately one mile to the east of the property.

Accommodation

Approximate gross internal floor areas:

	ft ²	m ²
No.90	321	29.82
Unit 1	1,749	162.49
Unit 2	593	55.09
Unit 3	699	64.94
Unit 4	412	38.28
Total	3,774	350.62

Description

The property comprises four workshop units. Three are arranged in a terrace, two of which are interlinked internally, and the fourth stands separately. All four units are served by a shared yard, enclosed by steel palisade fencing and gates. At the outer edge of the site is a single-storey office building, flush-fronted to Melton High Street. Access is taken over a private driveway, over which the neighbouring residential properties have a vehicular right of way.

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- Office building located to the front of the site having recently been re-carpeted & having security shutters.
- Four rear workshop units, one with first floor office & toilet facility.
- Large roller shutter door to Unit 1.
- Enclosed, secure yard with perimeter fencing and gates.
- Excellent opportunity for the investor and owner-occupier alike.

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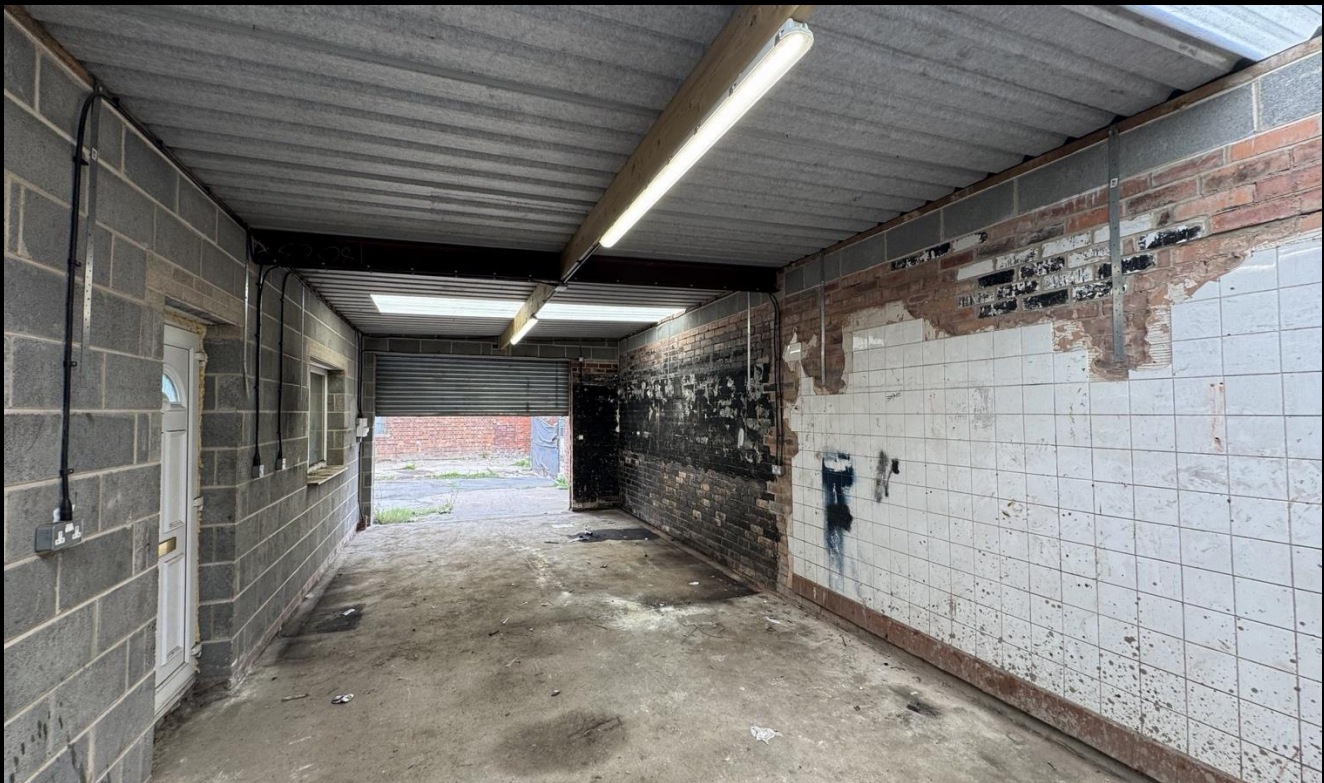
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Rating Assessment

The Estate has more than one assessment. Please liaise with the VOA or the local billing department for full details.

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.

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

There are several EPC's commissioned. A copy of these are available either online, or by request with CPR.

Tenure

Freehold

Price: o/a £350,000



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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.