

Retail sales shop suitable for a variety of alternative trades.

80 Laughton Road, Dinnington, Sheffield, S25 2PS.



**FOR
SALE /
TO
LET**

📍 Location

The subject property is located in the prime retail heart of Dinnington and within a long-established retail parade. There are several local retailers represented on Laughton Road, with free on-street parking available.



📝 Description

The subject property comprises of a two-storey retail sales shop / office building. The property benefits from the following specification:

Open-plan sales area.

Rear kitchenette and toilet facility.

Prominent position.

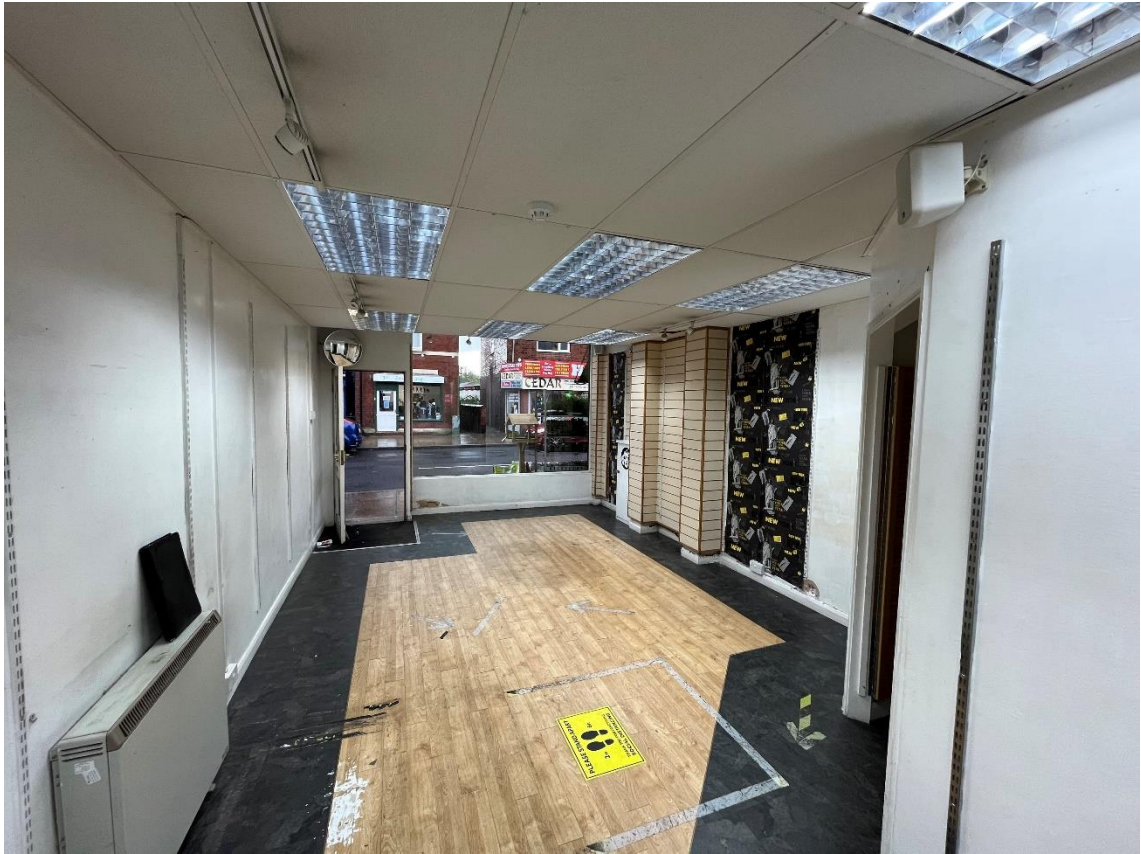
Suitable for a variety of alternative retail trades.

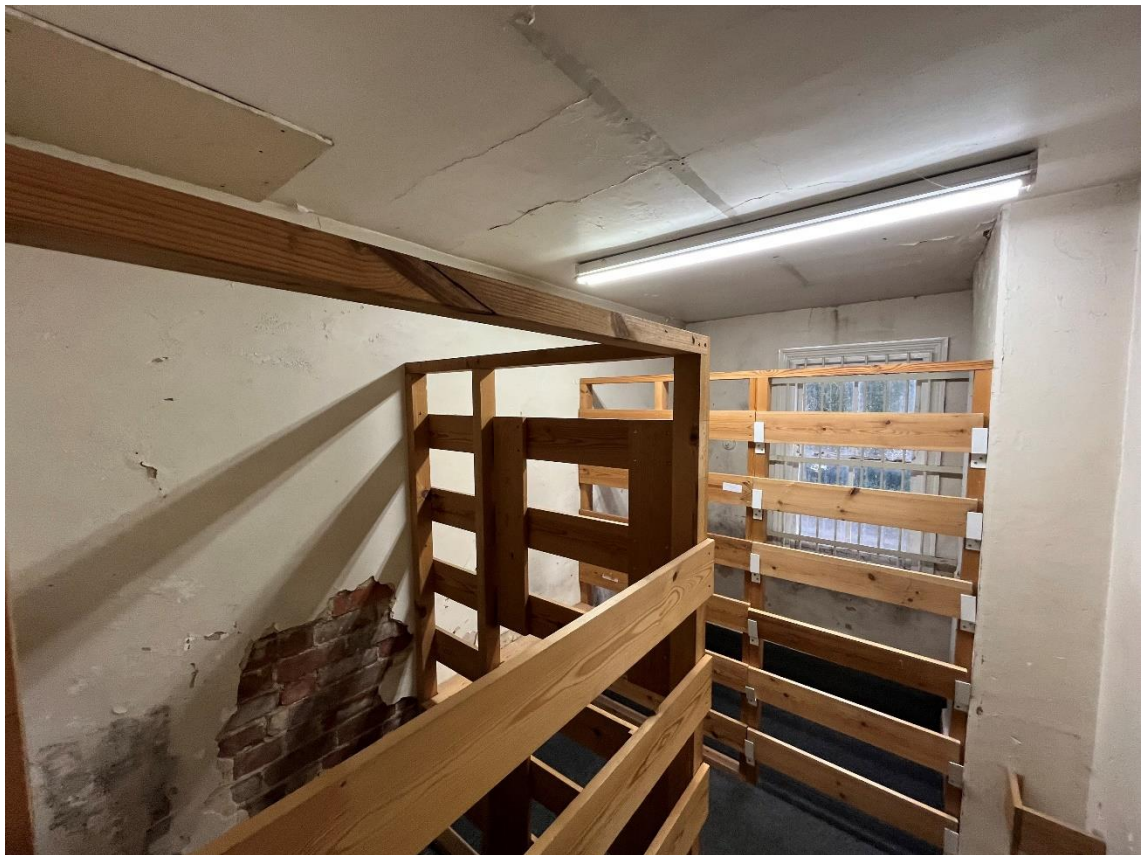
Low overheads.

📏 Accommodation

Approximate net internal floor area:

	ft ²	m ²
Ground Floor	402	37.35
First Floor	356	33.07
Total	758	70.42





☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £5,400 and is listed as "Shop & Premises." Please note 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.

📄 Planning

The property is suitable for uses falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

💧 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 in to any legal or financial commitment.

❗ Terms

The property is available by way of a new Lease at a rental of £850.00 pcm.

❗ Price

o/a £99,950

📄 Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 98 (Band D). A copy of the EPC is available online or on request.



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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
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