

FOR SALE

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Detached commercial
development with separate rear
coach house.

1 Station Road, Treeton, Rotherham, S60 5PN.

Location

The subject property occupies a prominent position fronting Station Road in Treeton, near its junction with Arundel Street. The property has convenient access for the motorway network via Sheffield Parkway, with J.33 located just 3 miles to the north-east.



Description

The subject property comprises of a substantial detached stone development which is mainly configured over ground and first floor level, whilst having a useful basement. There is also a separate “coach house” building to the rear, which is detached and of stone construction and also under a pitched and tiled roof. Both properties benefit from gas-fired central heating. The main building is configured to provide several rooms on each floor which have been last used as a children’s play centre. There are low-level toilet facilities as well as adult toilet facilities, together with a kitchen which is located at ground floor and first floor level. To the rear is an enclosed courtyard last used as a play area for children. There is off-road car parking to the forecourt of the coach house for 2-4 domestic vehicles.

Accommodation

Approximate net internal floor areas:

Floor	ft ²	m ²
Ground	1,033	95.97
First	891	82.78
Second	484	44.97
Coach House	644	59.83
Total	3,708	344.48









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £24,750, listed as “Day Nursery & Premises”. Please note that 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 was last occupied by a children's nursery. Prospective purchasers should make their own enquiries with the local planning department concerning any planning consents, before entering into any legal or financial commitment.

— Tenure

Freehold.

— Services

Mains electricity, gas, 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.

— Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 99 (Band D). A copy of the EPC is available online or on request.

— Price

£295,000



For further information please contact:

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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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