

Freehold retail sales shop with
former printing workshop being
suitable for a variety
of uses.

4 Oldgate Lane, Thrybergh, Rotherham, S65 4JZ.



Location

The subject property is located in a highly prominent position close to the junction of Oldgate Lane and the A630 Doncaster Road, with a high-level of passing traffic. Rotherham town centre is located less than 4 miles to the south-west. Wickersley is located approximately 3 miles to the south-east.



Description

The subject property comprises of a two-storey commercial development, which has a printing workshop and small retail sales counter at ground floor level, together with vacant ancillary storage at first floor level. The property benefits from off-road parking to the rear, with approximately 4 spaces without double-parking. The property offers suitability to potentially create a one-bedroom flat at ground floor level and a two-bedroom flat at first floor level. There are security shutters to the frontage, useful basement storage, and a separate front entrance door leading to the first floor which enables the ground and first floor to easily become self-contained.

Accommodation

Approximate net internal floor area:

	ft ²	m ²
Ground Floor	356	33.07
First Floor	545	50.63
Total	901	83.71













☆ Rating Assessment

The property has been removed from the valuation list.

💡 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 any legal or financial commitment.

📋 Planning

The property has been used as a printing workshop together with front retail sales shop. The property offers suitability to a variety of alternative uses, some of which may be subject to obtaining the necessary planning consent. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

🏠 Price

o/a £85,000

🏠 Tenure

Freehold

☆ Services

Mains gas, 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.

📄 Energy Performance Certificate

A copy of the EPC is available online or on request.



01709 721706

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