

## FOR SALE

Retail sales shop / hair & beauty salon, with  
self-contained upper floor flat.

1,085 ft<sup>2</sup> (100.80 m<sup>2</sup>)

110 Church Street, Swinton, Rotherham, S64 8DQ.



Messrs. Burgess Commercial for themselves and for vendors and lessors of this property whose agents they 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. Burgess Commercial has the authority to make or give any representation or warranty in relation to this property.

## LOCATION

The subject property occupies a prominent position close to the junction of Church Street and Golden Smithies Lane, and is part of a long-established small retail parade. The immediate area comprises of a large residential catchment, with local schools close by, together with bus routes available on Church Street itself.

## BRIEF DESCRIPTION

The property comprises of an inner-terraced two-storey building with a converted attic, being configured to provide a ground floor retail unit together with a self-contained flat to the first & second floors.

## ACCOMMODATION

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
<b>Basement</b>		
Store	117	10.87
<b>Ground Floor</b>		
Sales	310	28.80
Kitchenette	113	10.50
Separate W.C & wash hand basin.		
<b>First Floor</b>		
Bathroom	58	5.39
Kitchen / dining room	140	13.01
Lounge	151	14.03
Understairs store	10	0.93
<b>Second Floor</b>		
Bedroom	186	17.28
<b>Total</b>	<b>1,085</b>	<b>100.80</b>

## RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £3,050 and is listed as "Shop & Premises". The residential accommodation falls within "Band A" for Council Tax. Please note this figure does not constitute the business rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of 168 (Band G). A copy of the EPC is available on request.

## FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the ingoing occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

## MONEY LAUNDERING

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D.

## PLANNING

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, gas, water and drainage are understood to be supplied and connected. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

## TENURE

Freehold.

## PRICE

£125,000

## VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

## VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Burgess Commercial on 01709 721706.

## DISCLAIMER

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 Tenant's satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

