



## Rare Freehold Opportunity in Highly Sought After Destination 1,129 Sq Ft (104.88 Sq M)

- Prominent position
- Detached building suitable for a variety of uses (STP)
- Very popular retail and leisure destination

# Rare Freehold Opportunity in Highly Sought After Destination

## 1,129 Sq Ft (104.88 Sq M)

### Location

The property is situated in a highly prominent position fronting Bawtry Road in the very popular sub-urban retail and leisure destination of Wickersley, Rotherham.

The immediately surrounding occupiers include a variety of retail and food and beverage operators, with a popular night time economy.

Wickersley itself is a parish of Rotherham and is situated 3 miles from Rotherham Town Centre. Sheffield is situated within 8 miles to the West of Wickersley. This location also has the benefit of excellent access to the national motorway network with J1 of the M1 being within 1.5 miles to the East.

### Description

The subject property comprises a detached 2x storey period building of brick construction under a traditional pitched, slate roof. The property has been extended over time, with a single storey flat roof section to the rear.

The property is split into 2 separately demised areas, currently occupied by a ladies fashion store on the ground floor and a firm of solicitors at part ground floor and the first floor.

### Accommodation

DESCRIPTION	SQ FT	SQ M
GF LHS	488	45.34
GF RHS	202	18.77
1F Office	439	40.78
<b>TOTAL</b>	<b>1,129 SQ FT</b>	<b>104.88 SQ M</b>

### Terms

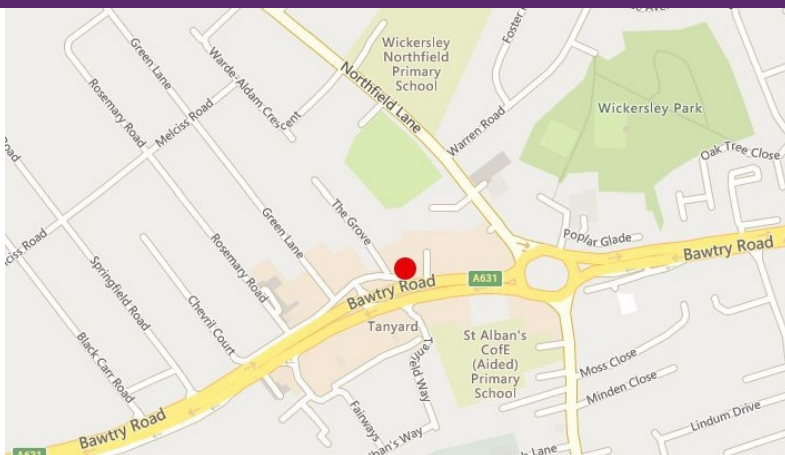
The Freehold interest in the property, along with the benefit of the existing Tenancies, is available to purchase a quoting purchase price of offers in excess of £450,000.

### VAT

The property has not been elected for VAT purposes.

### EPC Rating

The property has an EPC rating of 'D'.



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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