

FOR SALE

Former Veterinary Surgery Premises, suitable for a variety of alternative uses (subject to planning.)

441 ft² (40.97 m²)

2 Hartley Street, Mexborough, S64 9LX.



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 use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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.

LOCATION

The development occupies a highly-prominent corner position at the junction of Harley Street and Main Street, in the heart of Mexborough, very close to the High Street and principle retail area of the township. Connections into nearby districts are excellent with the A6022 Rowms Lane leading to Swinton and onwards to Rotherham town centre, and the A6023 Greens Way providing dual-carriageway access on to Denaby and onwards to Doncaster.

BRIEF DESCRIPTION

The subject property comprises of a single-storey detached former veterinary surgery of brick construction under a pitched and tiled roof. Brand new PVC double-glazed windows have recently been fitted. The property benefits from gas-fired central heating, and forecourt parking for 4 domestic vehicles. The property has potential for a range of alternative uses, whilst many would be subject to formal planning consent and change of use from the former use.

ACCOMMODATION

Approximate net internal floor area:

	ft ²	m ²
Ground Floor		
Reception	181	16.82
Consultation room	94	8.73
Store	73	6.78
Separate W.C with basin.		
Consultation room	93	8.64
Total	441	40.97

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 "Surgery & Premises". Please note this figure does not constitute the business rates payable.

FIXTURES & FITTINGS

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

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.

PLANNING

The property was previously used as a veterinary surgery. Alternative uses are likely to require planning consent for change of use. We would recommend any seriously interested parties to make all enquiries with the planning department of the Doncaster Borough Council regarding any alternative uses.

TENURE

Freehold

PRICE

o/a £99,950

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of 91 (Band D). A copy of the EPC is available online or on request.

VAT

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

MONEY LAUNDERING

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

VIEWING & FURTHER DETAILS

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

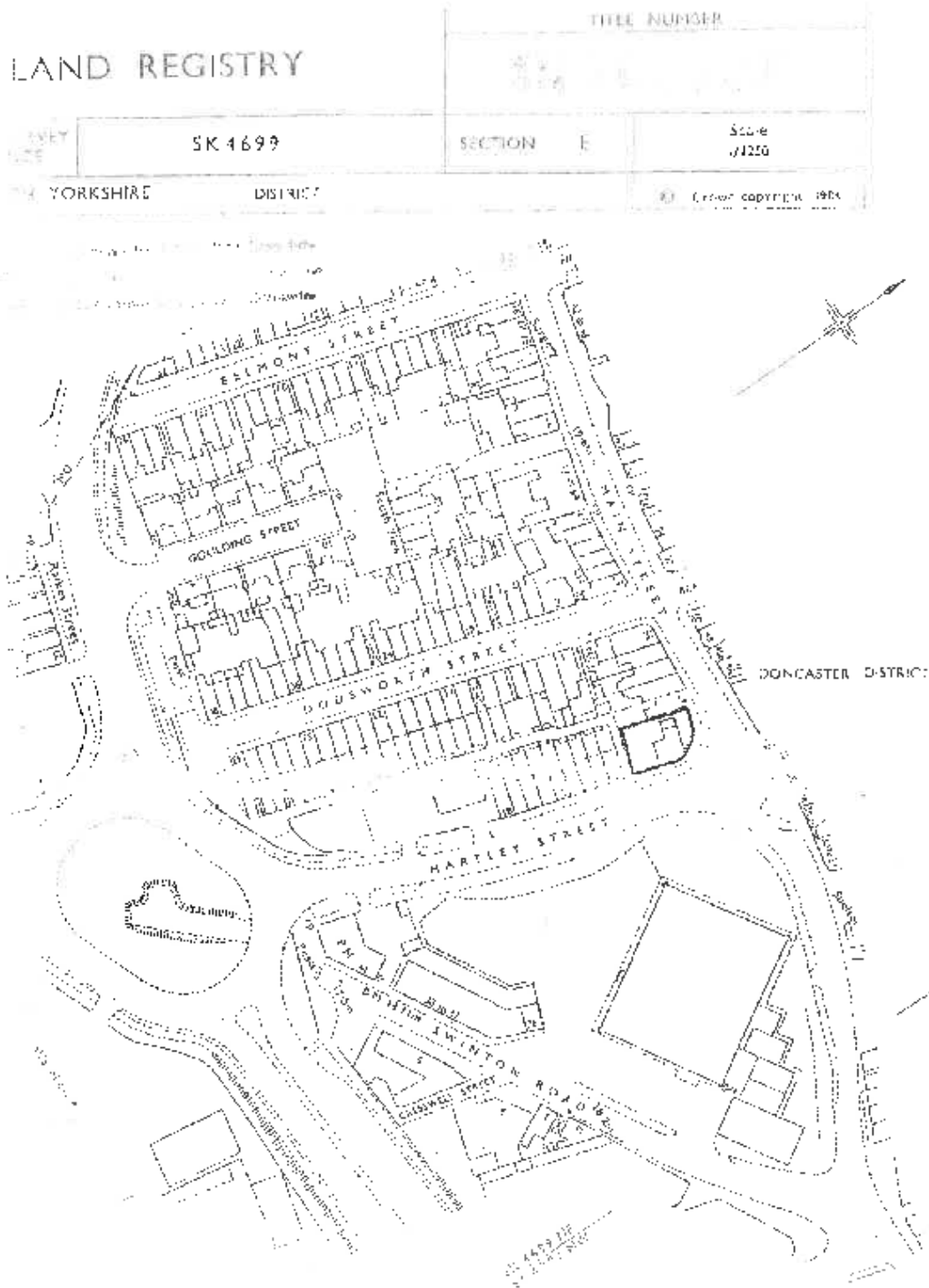
DISCLAIMER

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 Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.









(Not to scale)