

Highly-prominent, modern ground floor retail showroom together with 7 upper floor self-contained apartments.

Miners Lodge, Doncaster Road, Mexborough, S64 0BF.



## Location

The subject property occupies a highly-prominent position at the junction of the busy A6023 Doncaster Road and Church Street in Mexborough. The immediate vicinity is generally residential dwellings with a large catchment area. Doncaster town centre is located seven miles to the north-east. Rotherham town centre is located seven miles to the south-west. The centre of Mexborough is just one mile to the west.



## Description

The Miners Lodge comprises an impressive, fully refurbished and extended former public house which now offers stunning trade counter showroom accommodation to the ground floor, together with 7 one-bedroomed self-contained apartments to the upper floors. The ground floor showroom offers suitability to a wide variety of retail showroom trades, with mainly open-plan sales accommodation together with separate offices, kitchen / staff room, and basement. There are 12 allocated parking spaces adjacent. Please see our virtual tour of the ground floor for a further insight into the configuration. The upper floor apartments are all well appointed and fully let, and presently producing an annual gross rental income of £35,700 p.a.

## Accommodation

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	2,921	271.37
7 No. one-bedroom flats to upper floors.		













## ☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the ground floor has a rateable value of £10,250 and is listed as "Shop & Premises." Please note this figure does not constitute the business rates payable. Each apartment falls within Council Tax "Band A."

## 💡 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.

## 📄 Planning

The property is suitable for uses falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. 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 £675,000

## 📌 Tenure

Freehold.

## 💧 Services

Mains 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

The ground floor has an EPC rating of 49 (Band B). The 7 flats have EPC's ranging from Band C to Band E. A copy of the EPC is available online or on request.



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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

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