

Highly-prominent three-storey
substantial commercial retail building
offering suitability for alternative uses.

The Lane Emporium, Bridge Street, Swinton, Rotherham, S64 8AP.



FOR
SALE

Location

The subject property occupies a highly-prominent position at the junction situated at the junction of Bridge Street (A6022) and New Station Road in Swinton. The immediate vicinity includes a number of retail and industrial units together with a wide residential catchment area. Bridge Street is an extremely busy access road leading into nearby Mexborough.



Description

The development comprises of a substantial stone-fronted property having been used as a Public House and in recent years as a retail sales shop with a Café to part of the ground floor. The property is configured over three floors, with a toilet facility at ground floor level, with access to a basement cellar. Outside there is a large car park together with a two-storey brick outbuilding which has been used for storage purposes. The property may be suitable for conversion to a residential use, or would suit a variety of commercial uses.

Accommodation

	ft ²	m ²
Ground Floor	1,189	118.46
First Floor	1,080	100.34
Second Floor	562	52.21
Outbuilding	439	40.79
Total	3,270	303.79









☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £15,000 and is listed as "Shop & 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.

📄 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 £265,000

❗ 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

The property has a compliant EPC rating of 52 (Band C). A copy of the EPC is available online or on request.



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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.

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

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 us 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. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

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