

**FOR SALE**

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM



**Workshop premises suitable for  
motor repairs.**

50a Kilnhurst Road, Rawmarsh, Rotherham, S62 5NE.

## 📍 Location

The subject property is located just off the busy Kilnhurst Road in Ramwarsh, by taking a turn down an unadopted driveway. There are various commercial occupiers also represented on Kilnhurst Road including a fish and chip shop, and a barbers, and convenience store. The immediate vicinity thereafter is residential.



## 📄 Description

The subject property comprises of a commercial workshop unit configured to provide a main workshop together with an ancillary store and separate kitchenette / office and toilet facility. The unit has been used for motor repairs and would suit a continuation of the same use, whilst also being suitable for storage uses or some light manufacturing uses. Outside there is an unsurfaced yard which is accessed via a shared and unadopted driveway leading directly onto Kilnhurst Road.

## 📄 Accommodation

Approximate gross internal floor areas:

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	703	65.31
<b>Total</b>	<b>703</b>	<b>65.31</b>









## — Rating Assessment

The property does not appear to be registered with the Valuation Office Agency.

## — Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

## — Planning

The property has been used for car repairs for many years. Alternative light industrial uses would also be suitable. Any proposed alternative use may be subject to obtaining the necessary planning consent.

## — 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 are advised that mains electricity is supplied from a nearby property. 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 an Energy Performance Certificate (EPC) Rating of 152 (Band G). A copy of the EPC is available online or on request.

## — Price

o/a £60,000



For further information please contact:

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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

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