

Property Consultants



Crosthwaite  
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# For Sale / To Let

114 High Street, Maltby S66 7BN



- Prominent High Street Location
- Available For Sale or To Let
- Ground Floor Sales with First Floor Ancillary Office / Storage
- 879 sq ft in Total (81.62 sq m)
- Offers Invited in the Region of £125,000

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

## LOCATION

The property is located fronting High Street, the main thoroughfare through the town of Maltby.

The premises form part of a busy local retail parade home to a Tesco Superstore and an eclectic mix of occupiers such as cafes, discount stores and clothing shops.

There are excellent public transport links with numerous bus stops along High Street, as well as excellent links to Rotherham Town Centre via the A631 and also to Sheffield City Centre via the M18 approximately 2 miles away.

## DESCRIPTION

The building is arranged as a ground floor retail unit with a first floor area. The ground floor sales area is open plan to the front with partitioned offices / storage to the rear. There are W/Cs on the first floor.

There is access to the rear of the building which leads to an additional shared car parking area.

## ACCOMMODATION

(All net areas are approximate)

<b>Ground Floor</b>	<b>590 sq ft</b>	<b>54.7 sq m</b>
<b>First Floor</b>	<b>289 sq ft</b>	<b>26.8 sq m</b>
<b>Total</b>	<b>879 sq ft</b>	<b>81.6 sq m</b>



## TENURE

The freehold of the property is available.

Alternatively, a new lease is available directly from the landlord for a term by arrangement.

## PRICE

We are quoting **£125,000**.

## RENT

**£8,950 per annum** exclusive.

## USE

The building falls under use category 'E' in the new Use Class Order, applicable as of 1<sup>st</sup> September 2020.

## VAT

The building is NOT elected for VAT.

## RATING

The unit is rated as Shop and Premises with a 2017 RV of £8,600.

## ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

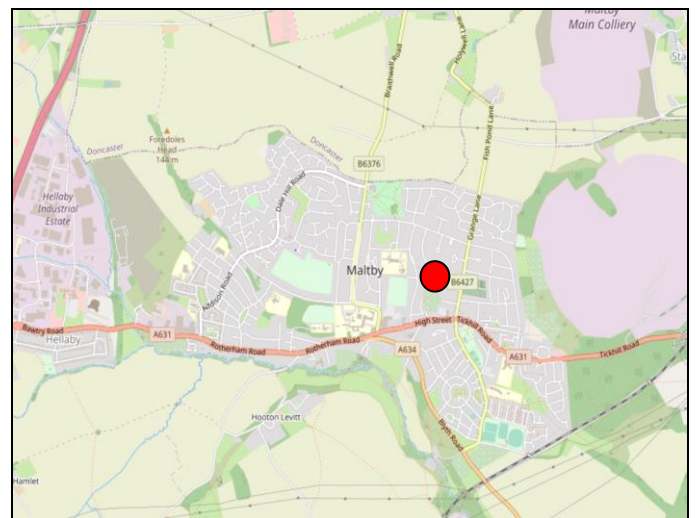
## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agents detailed below:

**Tom Shelton - Crosthwaite Commercial**

[tom@crosthwaitecommercial.com](mailto:tom@crosthwaitecommercial.com)

07738 335 482



**SUBJECT TO CONTRACT AND AVAILABILITY**  
**September 2021**