

# FOR SALE.

*Detached Live/Work premises located close to Junction 34 of the M1 and Rotherham Town Centre.*



**Unit 1 The Mews, Station Road, Rotherham, S60 1JH.**

*Modern hybrid premises comprising ground floor workshop / offices with a first floor flat – Available immediately.*

## Location.

The premises are located at The Mews just off Masbrough Street, approximately 0.7 miles from Rotherham Town Centre.

The premises benefit from good road connectivity, with Masbrough Street providing direct access to Centenary Way (A630), which links directly to Junction 34 of the M1 Motorway approximately 1.7 miles to the West of the premises. Junction 33 of the M1 Motorway is also situated approximately 2.6 miles to the South of the premises.

The surrounding area is home to occupiers such as Bowes Motors, Ladbrokes, Masbrough Gym, CR Civil Engineering and City Plumbing.

## Description.

The accommodation comprises of a detached brick built mixed-use Live/Work building comprising workshop and office premises to the ground floor with residential accommodation to the first floor.

The ground floor commercial accommodation specification provides a specification to include the following:

- Suspended ceiling
- Concrete floor to the workshop
- Carpet to the office
- LED lighting
- Gas central heating
- W/C facilities
- Kitchenette / tea point
- Electric roller shutter door to the workshop

The first floor residential accommodation comprises a modern flat which comprises 2 bedrooms, a kitchen, living area and bathroom.

Externally there are 4 car parking spaces available outside the premises.



## Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Unit 1	170.57	1,836
<b>Total</b>	<b>170.57</b>	<b>1,836</b>

## Tenure.

The property is available by way of a freehold sale.

## Sale Price.

The guide price for the premises is £225,000.

## Rateable Value.

The ground floor commercial accommodation has a Rateable Value of £6,000.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

The first floor flat falls within Council Tax band A.

## EPC.

The property currently has the following EPC Ratings:

- Ground Floor Workshop / Office: E122
- First Floor Flat: D63

## Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

## Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



# Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

## Kitty Hendrick

+44 114 241 3907

07989 735 137

[Kitty.Hendrick@knightfrank.com](mailto:Kitty.Hendrick@knightfrank.com)

### Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated December 2023. Photographs dated December 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**Connecting people  
& property, perfectly.**

