

FOR SALE

**40
HIGH STREET
WATH UPON DEARNE
ROTHERHAM
S63 7QE**

- FORMER CLUB PREMISES WITH ON SITE PARKING
- SUITABLE FOR A VARIETY OF USES (STPP)
- 5,839 SQ.FT (542.51 SQ.M)
- SITE AREA 0.40 ACRES (0.16 HA)



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Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	3,788	351.93
First Floor	2,051	190.58
Total Approximate GIA	5,839	542.51

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £14,000.

EPC

An EPC has been commissioned and will be available soon.

Terms

The property is offered For Sale with vacant possession.

Price

£270,000

VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Legal Fees

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

Viewing

For further information or should you wish to arrange a viewing, please contact the sole selling agents:

Mathew Bower

Direct Line: 0113 8480000
Email: mathew.bower@walkersingleton.co.uk

Fortune Nguwo

Direct Line: 0113 8480000
Email: fortune.nguwo@walkersingleton.co.uk

Ref: 45901
Apr-24

Location

The property occupies a prominent position fronting High Street in Wath Upon Dearne approximately 5 miles to the North of Rotherham and approximately 10 miles to the West of Doncaster.

Description

The property comprises a substantial former social club premises of solid brick construction under a pitched tile covered roof with a large single storey extension under a flat roof to the rear.

The main entrance to the property is via a pedestrian access door fronting High Street, and this opens in to an entrance hall.

Accessed from which are a snooker room to the right hand side, bar area with male and female w/c's to the left hand side and a large function room to the rear.

To the first floor are offices, a committee room, store room and a two bed stewards flat.

The stewards flat is accessed from the club but also has its own self contained access via an external staircase to the left hand side of the building. The accommodation offered by the flat briefly comprises a kitchen/dining room, two bedrooms, living room and a house bathroom.

To the rear of the building is a large car park.

The property also benefits from a large basement beer store.



No.1 Aire Street, Leeds, LS1 4PR

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