



21-23 High Street, Wath, Rotherham, S63 7QQ

**Mixed
FOR SALE**



- Attractive & spacious 3-bedroom house
- 2 shops
- Barn with 5 garages to the ground floor & 1st floor with planning permission to convert to a flat
- Garage/Workshop/Store
- Ideal for occupation and or investment
- Plus development potential

Asking price £425,000
Laura.h@cravenwildsmith.co.uk



Location

The property is in an excellent location, on High Street of Wath, close to the post office, public car park and all the facilities of the town. The location is more specifically shown on the plans below.

Business Rates

The Rateable Value (RV) for the two shops in the 2023 list is £6,400. This information was obtained from an inspection of the VOA website in November 2023. The RV is NOT the rates you pay for further information see <https://www.gov.uk/calculate-your-business-rates>
100% small business rates relief may be available on this property, for further details see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Description & Accommodation

Exciting opportunity to purchase a freehold property, the layout is set out on the plans below.

The main building has recently had external wall cladding installed. It comprises **2 retail shops** and a storeroom. Behind and above the commercial accommodation is the house.

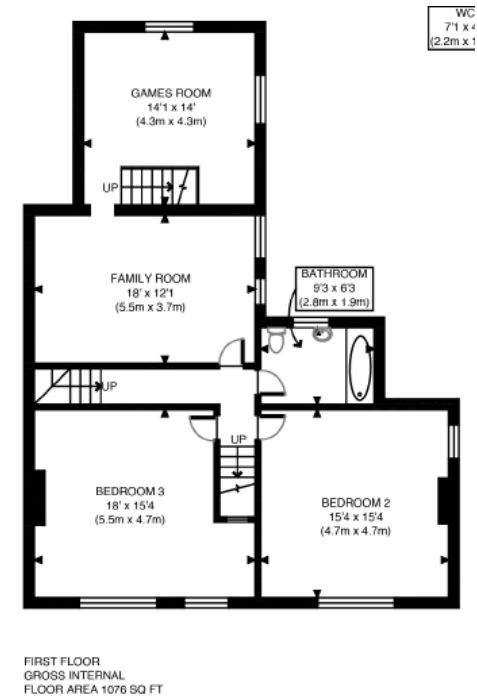
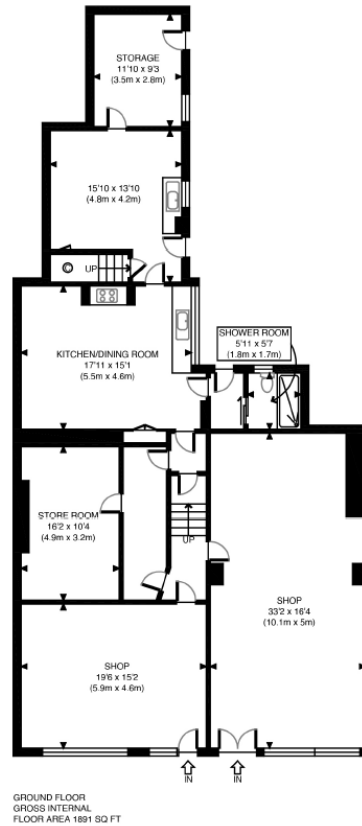
The House comprises

Ground floor

- Reception/utility
- Store
- Feature Dining Kitchen with range cooker
- Entrance lobby
- Wet Room

First Floor

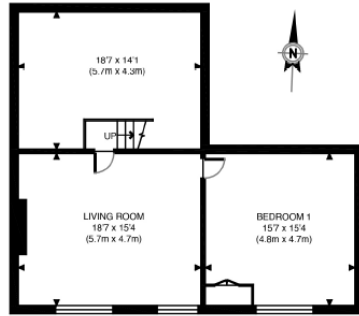
- Games Room
- Family Room
- Bathroom
- 2 Bedrooms





Second floor

Living Room
Bedroom



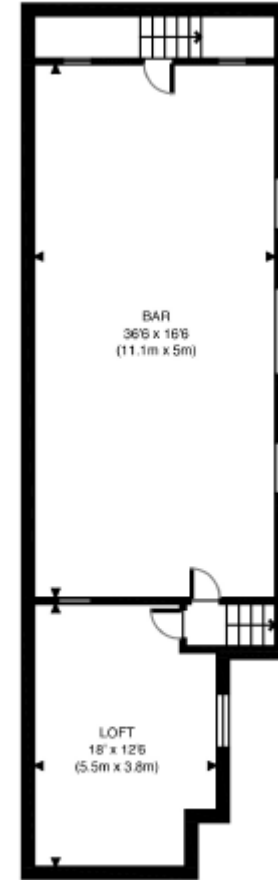
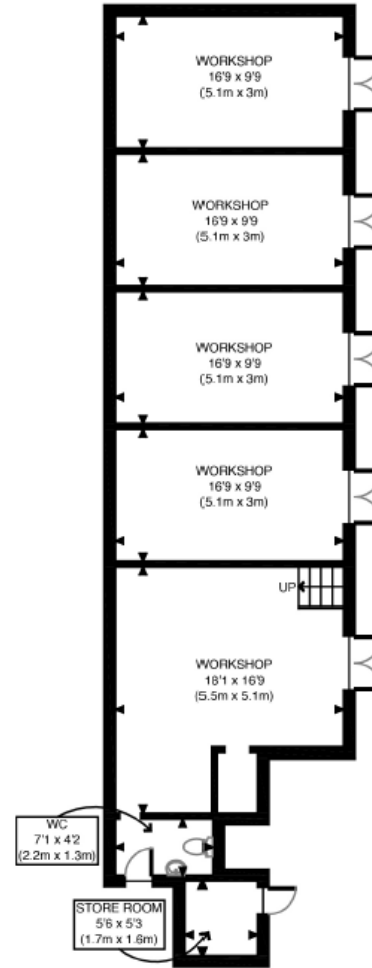
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 804 SQ FT

To the rear of the Main Building is a well-presented courtyard with seating area and 2 buildings

Garage/Workshop a renovated and secure single story building

The former barn comprises on the ground floor 5

The first-floor loft area has planning permission for conversion to a flat.



LOFT
GROSS INTERNAL
FLOOR AREA 892 SQ FT



Energy Performance Certificate (EPC)

The property has an energy performance asset rating of 93 putting it in band D. A copy of the certificate and recommendations report is available on request.

Anti-Money Laundering (AML):

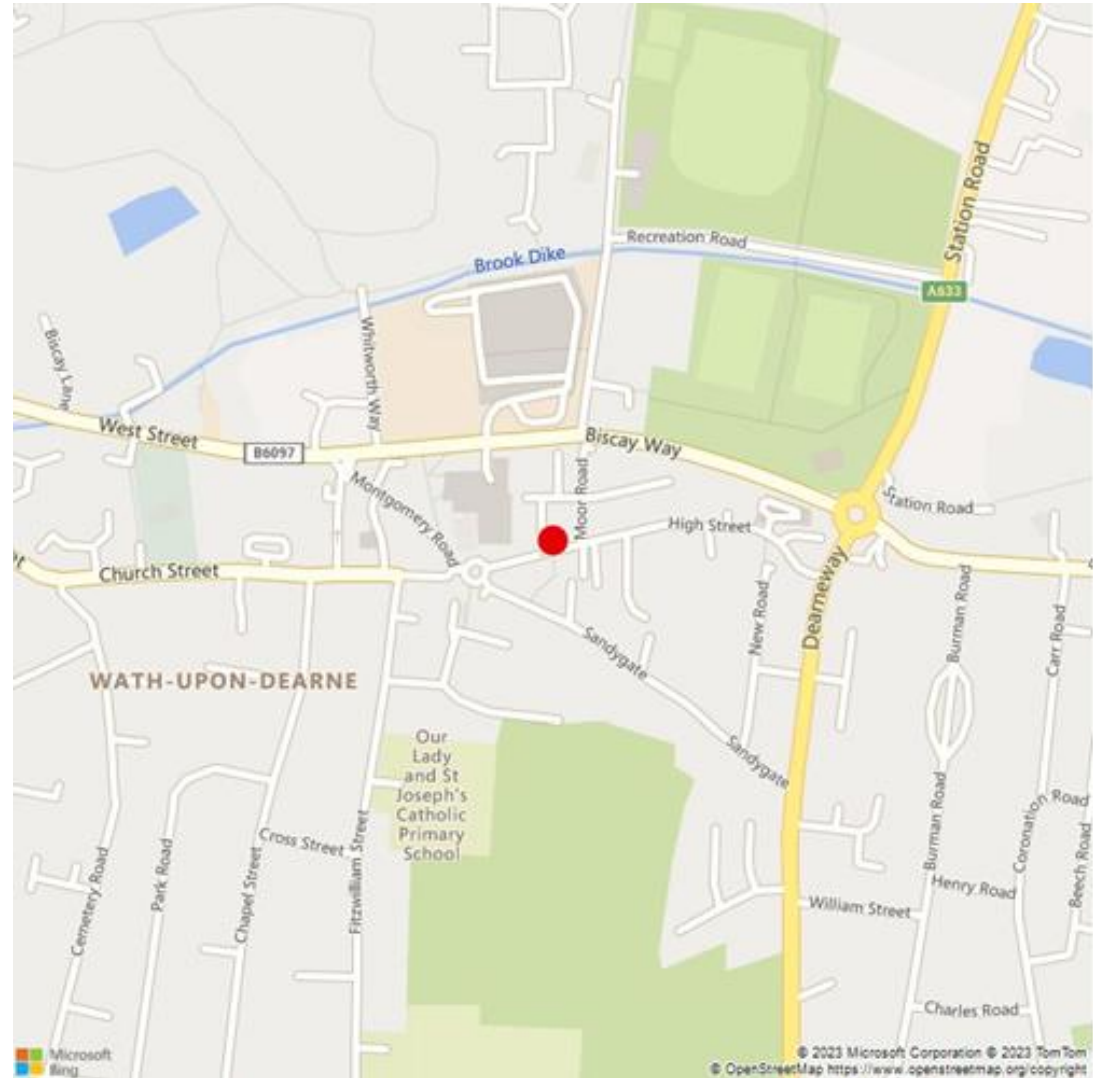
To comply with AML Regulations, identity checks and confirmation of the source of funding is required from any purchaser or lessee.

Privacy Policy

See <http://craven-wildsmith.co.uk/about/privacy-policy/>

Viewing

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**
Email: amelia@cravenwildsmith.co.uk
Search online www.cravenwildsmith.co.uk





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Shop 2



Courtyard



Shop 1



Barn

Liley House | 33 Northgate | Tickhill | DN11 9HZ

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Lounge



Kitchen



Master bedroom



Games room



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Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

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