



## 2 Tresham Street, Rothwell NN14 6ES

- Smart high profile RETAIL/office
- c. 36sq.m (388 sq.ft)
- Options to purchase items currently within if required
- Modern contemporary style throughout with electric panel heating.

PRICE  
£750

23 High Street, Rothwell  
01536 418100  
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SIMON & CO.  
ESTATE AGENTS

**\*\* IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE \*\*** Occupying a high profile position adjoining the ever-busy Newman's Shop located on the corner with Market Hill is this smart ground floor RETAIL/office premises providing c. 36sq.m (388 sq.ft) comprising entrance door opening into main front office area measuring approx 4.30m (14' 1") x 3.44m (11' 3") widening to 4.37m (14' 4") with double glazed window to front and door to Secondary office area of approx. 4.37m (14'4") x 2.87 (9' 5") also with double glazed window to front (fire exit) and further door to good size Storage area of c. 2.52m (8'3") x 2.39m (7'10") and door to Toilet facility. Options to purchase items currently within if required.

Modern contemporary style throughout with electric panel heating.

Current rateable value (1 April 2023 to present) £4,250 - Small Business Relief;  
<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>



We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

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