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HUNTERS®

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170 Fitzwilliam Road, Rotherham, S65 1QA

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£180,000

Hunters Barnsley are delighted to present to the market this excellent mixed-use investment property located on the ever-popular Fitzwilliam Road in Rotherham.

The ground floor commercial unit is currently let at £950 per calendar month, providing an immediate and reliable rental income. Benefitting from a prominent shop frontage in a busy and established area, the property enjoys high visibility and strong passing trade — ideal for sustained commercial demand.

The upper floors comprise four well-proportioned bedrooms, each with their own en-suite facilities and access to a communal kitchen area. These rooms offer fantastic potential for further rental income, whether let individually or as serviced accommodation (subject to the relevant consents).

Situated in a thriving location close to Rotherham town centre, local amenities, and major transport links, this property presents an exceptional opportunity for investors seeking a high-yield, multi-income stream investment.

Key Features:

Mixed-use investment property

Commercial shop currently let at £950 pcm

Four en-suite bedrooms with communal kitchen – excellent rental potential

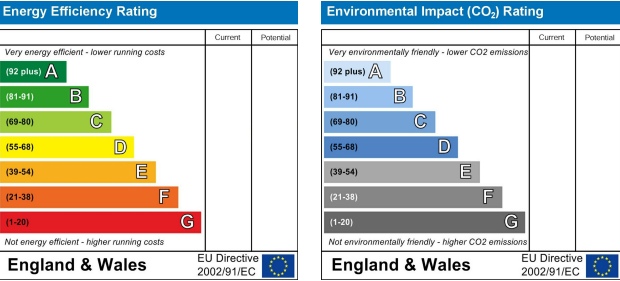
High-yield investment opportunity

Prominent position on a busy main road

Close to Rotherham town centre and transport links

For further information or to arrange a viewing, please contact Hunters Barnsley

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

