



49 Bank Street, Mexborough, S64 9QD

**Offers In The Region Of £90,000**

The property is located within a prominent position upon a main road position in close proximity to Mexborough town centre. Electric shutters are fitted to the front of the building and is in need of general refurbishment. The property would be prime for conversion to accommodate flats or homes of multiple occupancy subject to planning permission.

## **First Floor**

### **Room one 22'8" x 10'7" (6.92 x 3.23)**

With single glazed window to the side. Central heating radiator fitted.

### **Landing Area 14'3" x 19'1" (4.35 x 5.82)**

With single glazed window to the rear.

### **Bathroom**

With a white three piece suite fitted consisting of bath, pedestal style wash hand basin and low flush w.c.

### **Room Two 14'2" x 13'8" (4.32 x 4.17)**

With single glazed window to the side elevation, central heating radiator and loft access.

## **Ground Floor Unit 1**

### **Main Area 21'11" x 30'1" (6.69 x 9.19)**

Previously used as Pizza Shop. With aluminium door and aluminium double glazed window fitted.

### **Rear Storage Area**

Ideal for storage

## **Ground Floor Unit 2**

### **Main Area 21'10" x 17'8" (6.66 x 5.41)**

With aluminium front entrance door and double glazed aluminium window fitted.

### **Store Room 7'8" x 7'6" (2.36 x 2.30)**

Ideal storage area leading to partially re-furbished w.c.s x 2

### **Staircase Leads to**

### **Lower Floor/Cellar Room One 29'9" x 32'0" (9.08 x 9.76)**

With rear entrance door.

### **Room Two, Three and Four**

Ideal for storage with side entrance door.

### **Rating Assessment**

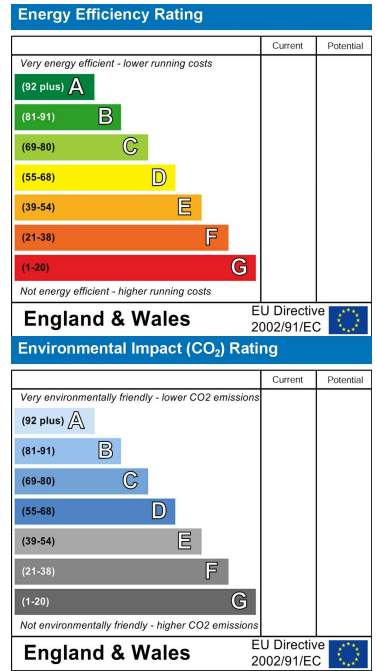
Interested parties are recommended to make their own enquiries prior to entering into any commitment.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**Merryweathers (Commercial) Limited** Shiphill, Rotherham, S60 2HG

**Tel: 01709 537009** E-mail: commercial@merryweathers.co.uk

**Offices also at: Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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