

5 Spark Lane,  
Mapplewell S75 6BN

PER MONTH  
£650 Per Month



FANTASTIC OPPORTUNITY TO RENT A RETAIL / OFFICE SPACE IN A CENTRAL POSITION IN THE SOUGHT AFTER VILLAGE OF MAPPLEWELL. AVAILABLE WITH A LARGE WINDOW, CELLAR WITH WC AND KITCHENETTE.

AVAILABLE JULY 6TH, UNFURNISHED, BOND - £1300, EPC - E

PAISLEY  
PROPERTIES

## GROUND FLOOR 18'3" max x 12'5" max



The open plan ground floor space has great potential to fit to multiple uses. It has plenty of space to accommodate a variety of furniture. The large front window allows natural light to fill the room as well as being great for display purposes. The room also has another smaller front facing window, allowing for more advertisement. The neutral décor with grey tiled effect laminate flooring and large central spotlights, makes this space great for suiting multiple small businesses.



## LOWER FLOOR



Stairs descend to the lower floor cellar area which makes a fantastic storage space. Fitted with a stainless-steel tap, basin and drainer, grey marble effect rolltop work surface and enclosed low WC, this could also make a perfect break room for staff. The cellar has access to hot water and has a radiator fitted to the wall. There is also a contained cupboard which is ideal for additional storage.

## EXTERNAL



Outside the property, the pavement is stone flagged with two steps up into the business. The store front is fitted with a secure metal shutter which, when closed, covers the door and large display window. You enter the property through a part-glazed secure door. There is a car park next to this property giving parking options.

## **LETTINGS INFORMATION MAPPLEWELL**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

## **AGENT NOTES MAPPLEWELL**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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## **PAISLEY PROPERTIES MAPPLEWELL**

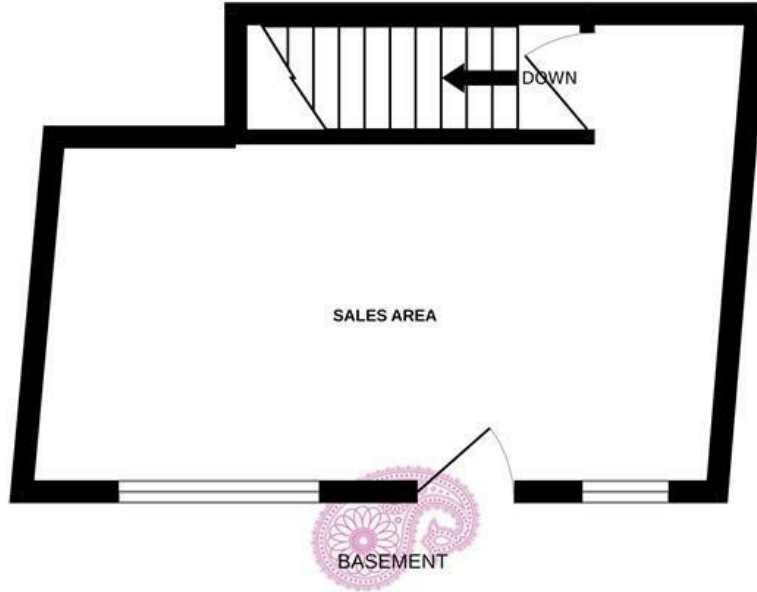
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **PAISLEY MORTGAGES MAPPLEWELL**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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