

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## FREEHOLD MIXED USE PREMISES

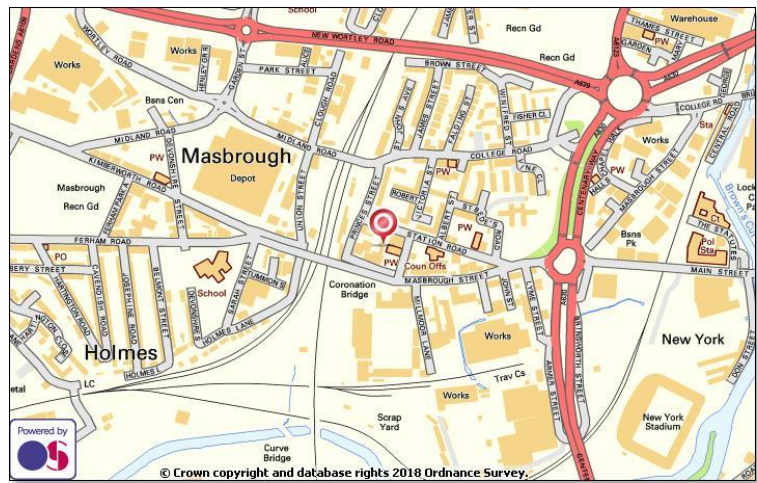
The Mews, Station Road, Rotherham, S60 1JH

- 4 x Workshop / Office units plus 1 x large self contained first floor flat
- Large yard / parking area
- Suitable for a range of uses

**FOR SALE**

**LOCATION**

The property is located in Masborough, Rotherham a short distance from Centenary Way. Access to the site is from Station Road by way of a right of way over the adjoining property.



**DESCRIPTION & ACCOMMODATION**

The premises comprise a range of attractive stone built offices and workshops as well as a large 2 bedroom first floor flat around a central block paved courtyard/parking area.

Description	Area (sq.m.)	Area (sq.ft.)
Unit 1 The Mews – Workshop and office	Approx 101 - tbc	1,087
Unit 2 The Mews - Offices	102.98	1,108
Unit 3 The Mews - Offices	37.52	404
Unit 4 The Mews - Workshop/Garage	100.10	1,077
Flat 1A	Large 2 bed flat	

**BUSINESS RATES**

The premises have 4 separate rateable values all below £6,000. The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

The flat is band A for council tax.

**PRICE/TERMS**

The property is available For Sale Freehold at **£260,000**

**MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

**VAT & COSTS**

VAT is not applicable  
Each party are to be responsible for their own costs.

**ENERGY PERFORMANCE**

Description	Rating
Unit 1 The Mews – Workshop and office	D - 99
Unit 2 The Mews - Offices	E - 106
Unit 3 The Mews - Offices	E - 101
Unit 4 The Mews - Workshop	D - 100
Flat 1A	D - 55

**VIEWING ARRANGEMENTS**

For further information or to arrange a viewing please contact the agents – Mark Jenkinson and son

Surveyor acting: Philip Dorman MRICS  
Tel: 0114 276 0151  
Email: [philip@markjenkinson.co.uk](mailto:philip@markjenkinson.co.uk)

**Disclaimer – November 2018** These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

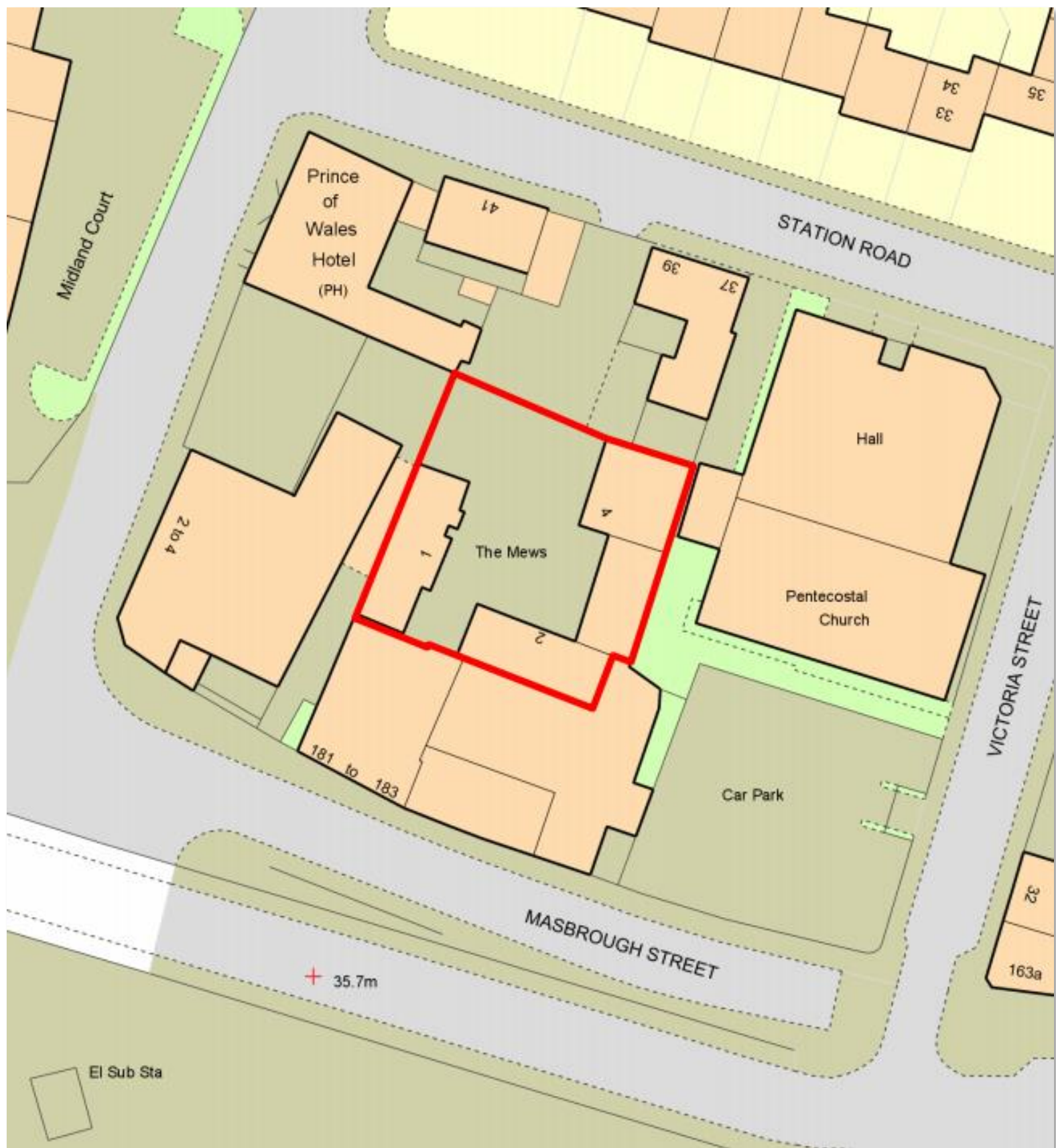
**SHEFFIELD 0114 276 0151**  
8 Norfolk Row, Sheffield S1 2PA

**CHESTERFIELD 01246 267 565**  
Dunston Innovation Centre, Chesterfield S41 8NG

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Boundaries are shown for indication only and should not be taken as definitive.

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