

LOT **13** 139 Wath Road, Mexborough,  
South Yorkshire S64 9RQ

**GUIDE PRICE £68,000 PLUS\***

VACANT PREMISES

- **Attractively modernised end of terrace**
- **Let for the last 9 years as a beauty salon**
- **Ready for immediate occupation or letting**
- **Ground floor retail space, kitchen and WC**
- **First floor – 3 rooms**
- **Potential for own occupation, letting or residential conversion**
- **Prominent main road location**

**Accommodation**

**Ground Floor**

Sales shop

Frontage – 3.55 m

Depth – 8.71m

Area 30.92 sqm

Kitchen 7.48 sqm

WC 1.77 sqm

**First Floor**

Front Room 1 8.42 sqm

Front Room 2 6.06 sqm

Rear Room 3 11.71 sqm

**Total** – 57.11 sqm (615sqft)

**Rating Assessment**

The property is listed as "shop and premises" in the current rating list and has a Rateable Value of £1825

