

FOR SALE



**31-35 DONCASTER ROAD, GOLDTHORPE,
ROTHERHAM, SOUTH YORKSHIRE, S63 9HG**

- Large Retail Premises
- Redevelopment Potential STP
- Potential to Convert Uppers
- Busy High Street
- 585.38 Sq M (6,301 Sq Ft)

Location

Located on a busy high street in the town of Goldthorpe, South Yorkshire. The street has a mix of local, regional and national occupiers. It's a mixed use area, with traditional residential nearby.

Description

Refurbished two storey retail premises with open plan accommodation on ground and first floor. The property benefits from security roller shutters and two access doors, allowing for a potential split of the ground and first floors.

We consider the space suitable for various E class / retail uses STP.

The upper floors may have residential redevelopment potential. Plans can be provided upon request.

The property has recently been refurbished throughout.

Accommodation

Ground Floor:	302.59 Sq M	(3,257 Sq Ft)
First Floor:	242.20 Sq M	(2,607 Sq Ft)
Basement:	Not measured	
Total:	585.38 Sq M	(6,301 Sq Ft)

Measurements obtained from the VOA on a NIA basis.

Asking Price

Offers in the region of £225,000.

Business Rates

Rateable value £21,000. Please note this is not the rates payable.

EPC

To be confirmed.

Services

Mains water and electricity will be connected to the property.

Anti Money Laundering

Purchasers will have to supply information to comply with Anti Money Laundering regulations.

VAT

Prices are quoted exclusive but may be subject to VAT.

Viewings

By appointment with the agents below:

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