

SMC
Brownill
Vickers

For Sale



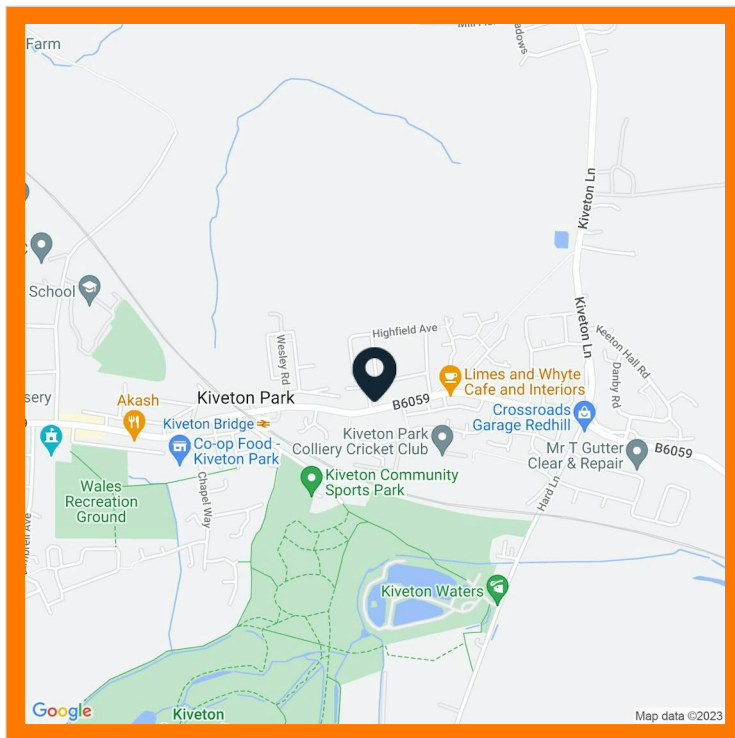
Substantial freehold retail premises with separate residential accommodation potential for owner occupation, reconfiguration or investment

£299,950

21 Station Road, Kiveton Park, Sheffield, S26 6QP
0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Substantial freehold premises comprising retail with ancillary accommodation and separate flat
- Located in Kiveton Park, South Yorkshire - close to Kiveton Bridge train station, Kiveton Park Infant School
- Most recently used for specialist retail use although may be suitable for a variety of uses (STP)
- High quality fit out over ground, 1st and basement levels
- Potential to split or reconfigure depending on buyer requirements
- Suitable for owner occupation in full or part, reconfiguration or investment



Description

The property is a substantial two storey building of brick and slate construction roof. The property was a former co-op and is currently utilised by a specialist retailer.

Internally the property, to the ground floor includes a front sales area (double fronted) with various ancillary accommodation including stores, offices, kitchen, and bathroom (WC, wash basin and shower). There is a further storage area to the basement. The first floor is accessed via an internal staircase leading to open sales area and ancillary space.

The property is a highly specified commercial space, including plastered walls / ceilings, spot / strip lighting, laminate flooring, CCTV, security shutters, and shop window frontage.

There is a separate flat at first floor level, which is accessed via an external metal staircase. Internally the flat includes a lounge / kitchen, bedroom, bathroom (WC, bath, shower, wash basin). Externally there is a front display land / parking area.

Location

The property is located on Station Road on it's corner with Wesley Road in Kiveton Park, South Yorkshire. The property is located approximately 13.5 miles from Sheffield city centre, 7.2 miles from Workson town centre, and 11.5 miles from Rotherham town centre. Nearby occupiers include One stop convenience store, Kiveton Infant School, Kiveton Park train station and various other local retailers. The area is predominantly residential with various residential types within 0.5 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	1,075	99.87
1st - Retail	980	91.04
Basement - Storage	427	39.67
1st - Flat	301	27.96
Total	2,783	258.54

Planning

We anticipate the main retail premises benefits from a Class E planning use given the established use, and the rear flat from residential use, although note no recent planning history via the Rotherham planning website. The property is not listed and not within a conservation area. We would envisage the property may have potential for a variety of other uses subject to planning. We suggest interested parties make independent enquiries to establish whether their planning use is suitable.

Rating Assessment

From information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: 21 Station Road, Kiveton Park, Sheffield, S26 6QP

Description: Shop and premises

Rateable Value: £10,000

I understand the flat has a council tax band A rating. We would advise prospective interested parties to verify the matter with the local rating office.

Tenure

The property is offered for sale on a Freehold basis with vacant possession basis.

Freehold - Title Number SYK500747

Price

£299,950. We are informed VAT is NOT payable on the purchase price.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents.

Energy Performance Certificate

C (59)

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

