

LOT

9

189 And 189a Cemetery Road, Wath-upon-dearner, South Yorkshire S63 6LL

Guide price* £50,000–£60,000



Freehold commercial units with potential, one vacant, one occupied within a parade of shops in a popular residential area

Location

Wath-upon-Dearner (also known as Wath-on-Dearner or simply Wath) is a small town on the south side of the Dearne Valley around 6 miles from Rotherham Town Centre. The area is predominantly residential housing with good road and bus links, a comprehensive school, churches and parks.

Description

Two commercial units within a parade of shops in a popular residential area. No. 189 is a vacant shop and premises of around 565sq ft and now requires a scheme of refurbishment and updating. No. 189a is a barbers/hairdressers of around 337sq feet, is occupied and holding over on a commercial lease paying £4,680 PA. Both sit in a small parade of shops including a mini market, there is off road parking to the front,

a bus stop on the main road and the parade is surrounded by residential homes and flats.

Accommodation

Both units are ground floor only with front and rear access.

Outside Communal off road parking to the front

Tenure

Freehold

EPC

Energy Efficiency Rating tbc

Auction Valuer

Lucy Crapper ANAVA

Note

The property is being sold on behalf of the Joint LPA Receivers. The receivers are acting as agents on behalf of the borrower and shall have no personal liability under

or in connection with any document/information herein enclosed nor in relation to any related matter or claim however, whenever and wherever arising. For more information in connection with the tenants contracts please refer to the legal pack available online.

Viewing

Internal viewing strictly by appointment with joint agent Blundells Auctions 0114 2541185 or at weekends Blundells Rotherham 01709 366708 External viewing can be taken to the site in daylight hours and showing courtesy to any neighbouring properties.

