

Property Consultants



Crosthwaite  
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

# For Sale

2 Red Lion Yard, Rotherham S60 1PN



- Town Centre Retail Premises
- 3 Storey Building with Car Space & Separate Store
- Rare Opportunity to Purchase Town Centre Property
- 1,000 sq ft approx
- Freehold For Sale

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

Red Lion Yard is a popular pedestrian walkway close to All Saints Square in Rotherham town centre, running between Bridgegate and Effingham Street.

The property is adjacent to Pantry Green, a busy coffee shop, close to McDonalds, Carphone Warehouse and Rotherham's indoor markets.

## DESCRIPTION

The property is constructed on 3 floors providing retail space at ground floor level with retail/storage space at first floor and further storage and staff facilities on the second floor.

There is a small external store included if required.

## ACCOMMODATION (Approx net internal areas)

Ground Floor	260 sq ft	24.2 sq m
First Floor	334 sq ft	31.0 sq m
Second Floor	373 sq ft	34.6 sq m
<b>Sub Total</b>	<b>967 sq ft</b>	<b>89.8 sq m</b>
External Store	35 sq ft	3.3 sq m
<b>Total</b>	<b>1,002 sq ft</b>	<b>93.1 sq m</b>

## RATES

The 2017 rating assessment is: -

Shop and Premises R.V. £4,100

100% small business rates relief may be available, subject to status.



## PRICE

Offers around **£95,000** are invited.

## VAT

We understand the price will NOT be subject to VAT.

## TENURE

The premises are offered freehold.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Martin Crosthwaite at Crosthwaite Commercial on 0114 272 3888 or email [martin@crosthwaitecommercial.com](mailto:martin@crosthwaitecommercial.com)



**SUBJECT TO CONTRACT & AVAILABILITY**  
Revised April 2018