

Property Consultants



Crosthwaite  
COMMERCIAL

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

# For Sale

58a Laughton Road, Dinnington S25 2PS



- Ground Floor Retail Unit
- In the Heart of Dinnington Town Centre
- Suitable for a Variety of Uses (Subject to Planning)
- Double Height in Part
- 2,876 sq ft (267.2 sq m)

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## LOCATION

The property is located on the west side of Laughton Road, equidistant between its junctions with New Street and Leopold Street in the heart of Dinnington town centre.

Laughton Road itself is the main high street running through the town and is the home of a variety of occupiers, most notably Aldi, as well as numerous cafes, takeaways and other retail outlets.

## DESCRIPTION

The unit comprises of a single, deep retail unit with excellent prominence on Laughton Road. The space benefits from a tiled floor, mineral fibre suspended ceiling with air-conditioning and fluro-strip lighting.

The unit is arranged as a large, open plan sales area with storage and WC's to the rear. Having been trading as Fultons until very recently, the property is in very good condition both internally and externally.

While there is a suspended ceiling in situ, the unit has very high ceiling so there could be the option to increase the floor area.

The building could be split in to a number of smaller units accessed from a pathway leading from Laughton Road to Constable Lane so there is development potential for a purchaser.

## ACCOMMODATION

(All net areas are approximate)

**Ground Floor**                      **2,876 sq ft**                      **267.2 sq m**

## USE

Historically, the unit has had A1 use however this now falls under category 'E' under the new legislation, applicable as of 1<sup>st</sup> September 2020. Class 'E' covers shops, professional services, café/restaurants, nurseries and gyms.



## TENURE

The freehold interest in the property is available.

## PRICE

We are quoting **£175,000**.

## VAT

The property IS elected for VAT.

## RATING

The unit is rated as Shop and Premises with a 2017 Rateable Value of £16,250.

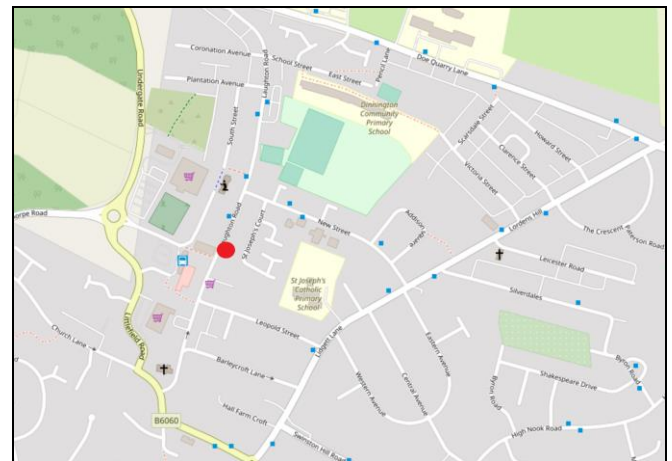
Interested parties are invited to make their own enquiries with the relevant authority.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating 'E'. Certificate available on request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.



## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Tom Shelton - Crosthwaite Commercial**

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**SUBJECT TO CONTRACT AND AVAILABILITY**  
**July 2021**