

Property Consultants



T 0114 272 3888

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

For Sale/To Let

23 High Street, Maltby S66 8LG



- **Prominent High Street Retail Premises Located in the Heart of Maltby**
- **Totalling 640 sq ft (59.5 sq m)**
- **Quoting £110,000 / £9,000 Per Annum**
- **Freehold For Sale or Alternatively Available To Let on a New Lease**

www.crosthwaitecommercial.com

LOCATION

The property is located fronting High Street, the main thoroughfare through the town of Maltby. The premises form part of a busy local retail parade home to a Tesco Superstore and an eclectic mix of occupiers such as cafes, discount stores and clothing shops.

There are excellent public transport links with numerous bus stops along High Street, as well as excellent links to Rotherham Town Centre via the A631 and also to Sheffield City Centre via the M18 approximately 2 miles away.

DESCRIPTION

The shop provides a single storey retail premises fronting Maltby High Street. The unit accommodates open sales space to the front of the premises along with a partitioned WC and storage to the rear.

The property holds a prominent position with ample car parking in very close proximity.

ACCOMMODATION (Approx internal areas)

Total	640 sq ft	59.5 sq m
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RATING ASSESSMENT

According to the 2026 Rating List on the Internet, the premises are assessed as follows: -

Shop & Premises	R.V. £8,100
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Subject to status, 100% Business Rates Relief may apply.

ENERGY PERFORMANCE CERTIFICATE

A full Energy Performance Certificate will be provided on request.

PRICE/RENT

We are quoting **£110,000** for the freehold interest.

Alternatively, we are quoting **£9,000 per annum** to lease.

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

LEGAL COSTS

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

MONEY LAUNDERING

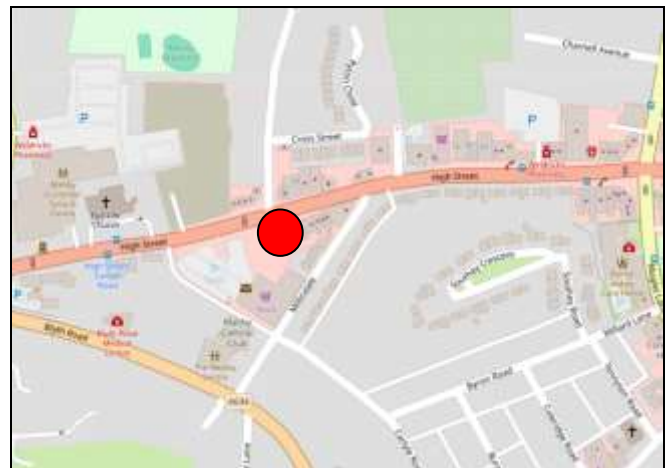
In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Mark Holmes - Crosthwaite Commercial
mark@crosthwaitecommercial.com
07738 275 226

Charlie Appleyard - Crosthwaite Commercial
Charlie@crosthwaitecommercial.com
07852 195 089



SUBJECT TO CONTRACT & AVAILABILITY March 2026