

FOR SALE

MAY LET

HIGH QUALITY 2 STOREY OFFICE

LM^{ONE}.



11 THE CROFTS, ROTHERHAM, S60 2DJ

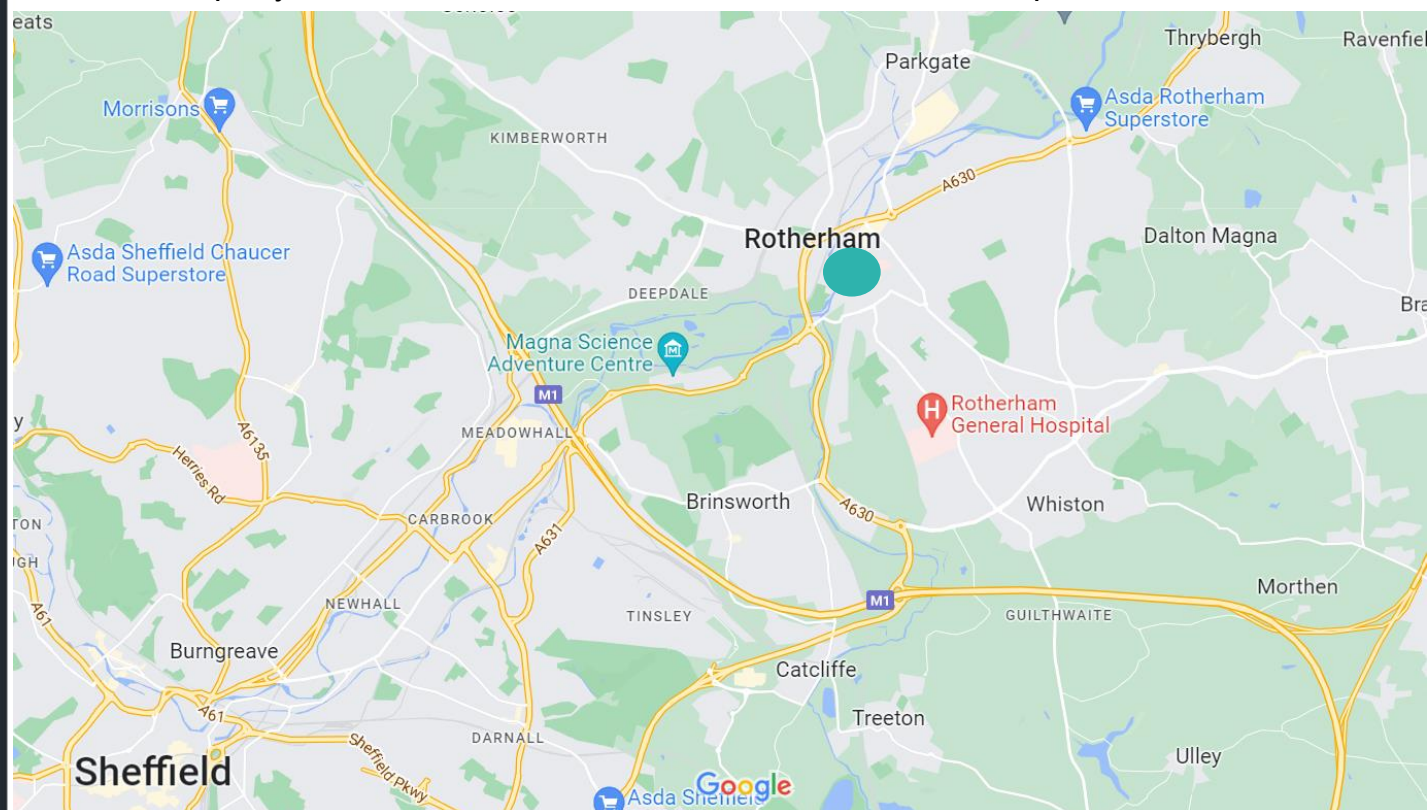
Price – Offers in the region of £150,000

Size – 1,150 sq ft NIA

- Attractive stone built office
- Located in the centre of Rotherham
- 3 car parking spaces
- Excellent access to junction 34 of the M1

SALE CONSIDERATIONS

- 1,150 sq ft (NIA) arranged over ground, first and second floor
- Attractive period stone built office building
- Located 2.5 miles from junction 34 of the M1
- Offers in the region of £150,000
- Virtual Freehold (999 year Long Lease)
- 3 dedicated off street car parking spaces
- Rare opportunity to purchase quality office accommodation
- Property also available on a leasehold basis for £15,000 per annum



LOCATION

Located in the heart of Rotherham town centre situated just behind Rotherham Town Hall.

Situated just off Moorgate Street which connects to the A630 that feeds into junction 34 of the M1 westward.

Rotherham Interchange bus station is a few hundred yards north with Rotherham Central train station adjacent just other the River Don.

DESCRIPTION

Comprising a 2 storey office building arranged over ground floor, first floor and second floor, male and female W/C, kitchen at first floor.

The subject property is of traditional stone construction underneath a pitched tiled roof with double glazed windows and security bars at ground floor. The parking is to the front and is level and surfaced.

Internally the property is carpeted throughout, wet central heating system and suspended ceiling with recessed cat 2 lighting and perimeter trunking for power and data.





VAT

Prices are exclusive of VAT if chargeable.

RATEABLE VALUE

The property has been assessed to have a Rateable Value of £5,700
All interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476 571

Email / Steven@LM1.agency

July 2022

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency

LM ONE.

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