

TO LET / FOR SALE **LM** ONE.

HIGH QUALITY PROMINENT RETAIL PREMISES
ON DINNINGTON HIGH STREET



**35 LAUGHTON ROAD, DINNINGTON, SHEFFIELD,
S25 2PN**

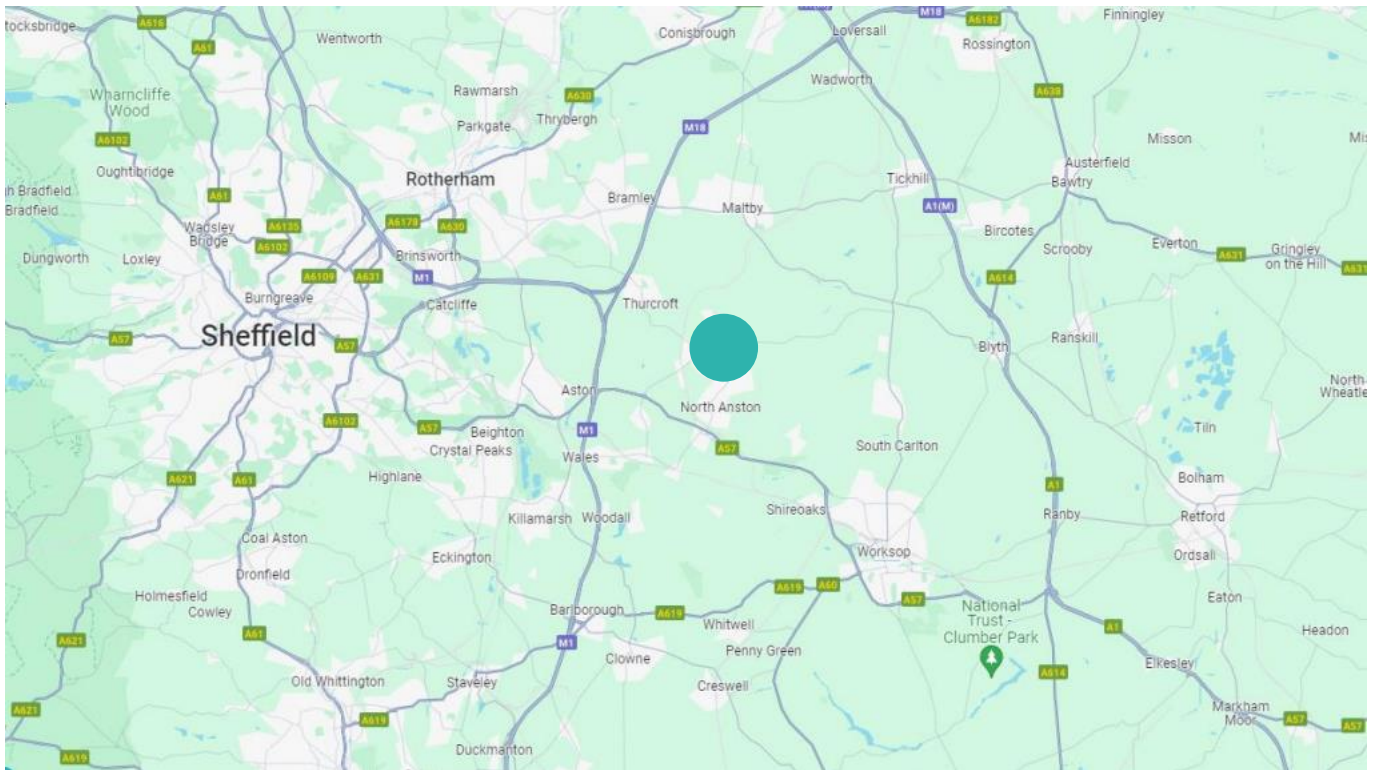
Rent –£12,000 per annum exclusive

Size – 1,358 sq. ft

- Prominent location on main retail parade
- Opposite new build Aldi
- Development potential to rear subject to necessary consents

LEASING CONSIDERATIONS

- Available by way of new Full Repairing and Insuring Lease
- Quoting rent £12,000 per annum exclusive
- Prime location retail premises extending to 1,358 sq. ft
- Excellent location for prime pitch retail
- Retail accommodation located on Laughton Road
- Formerly tenanted by a national estate agency, Reeds Rains, so maintained well throughout former occupation.
- Facility includes W/C, kitchen area and well laid out retail area.
- May sell Freehold, please enquire for figure.



LOCATION

Dinnington is situated equidistant from Sheffield and Rotherham and is a popular town with easy access to the M1 at J31 via the A57.

The premises occupy a prime trading location on Laughton Road directly opposite the new Aldi food store. Other occupiers in the immediate locality include William H Brown, Mark Jarvis and Bluebell Wood.

DESCRIPTION

The property comprises a terraced property of masonry construction providing accommodation arranged over two floors.

The property provides a ground floor retail unit with first floor office space, lower ground basement currently used as storage and off street parking to the rear sat in a plot size of circa 0.07 acres. Property is in reasonable condition throughout. Approximate year built early 1900's





TERMS

Quoting from £12,000 per annum on flexible terms. Freehold price available on application

RATES

The property has been assessed to have a Rateable Value of £8,800. All interested parties are encouraged to make their own enquiries with the Local Authority

LEGAL COSTS

All parties are responsible for their own legal costs

VIEWINGS

By prior arrangement with the agents:

Tel / 07552 476571

Email / steven@lm1.agency

Tel / 07960 708544

Email / matt@lm1.agency

December 2023

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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