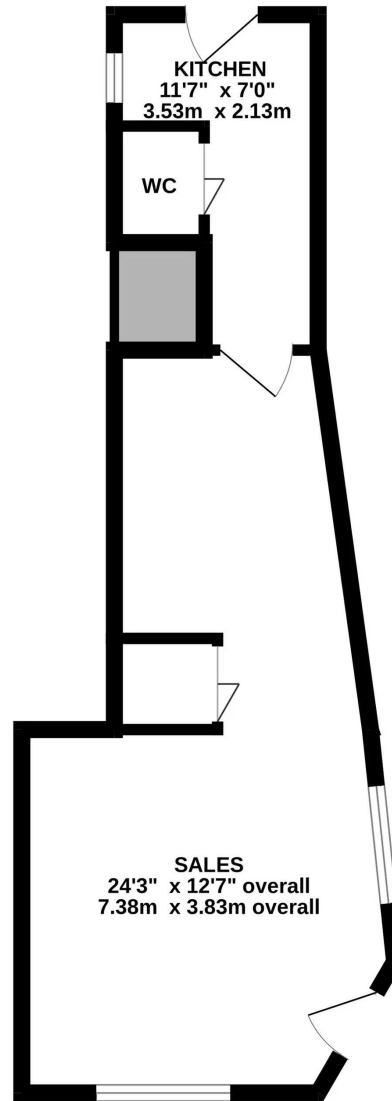




High Street, Penistone

Sheffield

Offers Around £85,000



HIGH STREET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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High Street

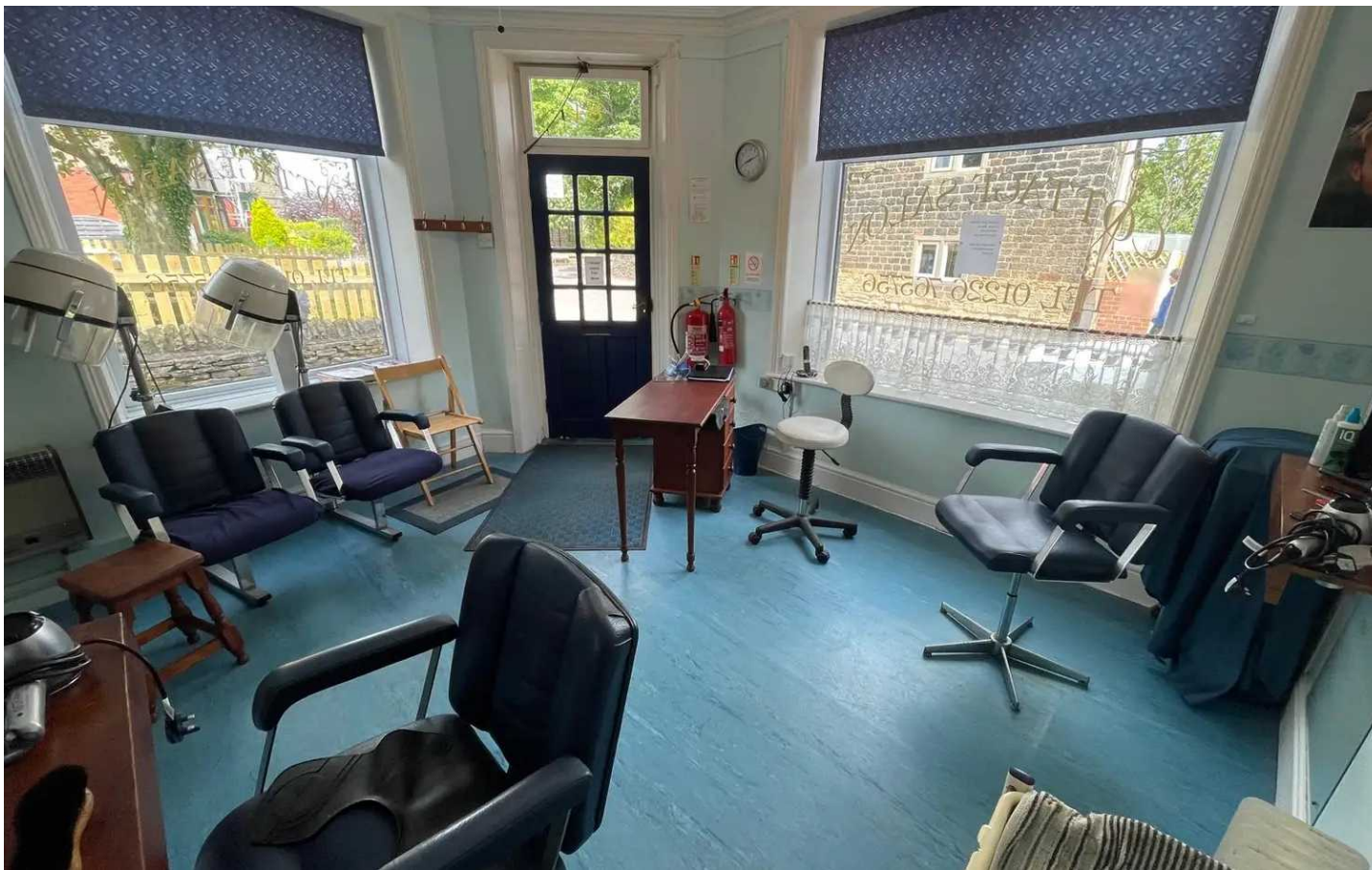
Penistone, Sheffield

WE OFFER TO THE MARKET AN EXCELLENT OPPORTUNITY TO PURCHASE A COMMERCIAL PREMISES SUITABLE FOR A VARIETY OF USES PROMINENTLY LOCATED ON THE HIGH STREET IN PENISTONE.

The premises is superbly located, roadside, on the cusp of the centre of the town, having two large, glazed display windows to the front, great open plan sales area, separate kitchen area, WC, rear enclosed external yard, and single off street car parking space.

Offers around £85,000



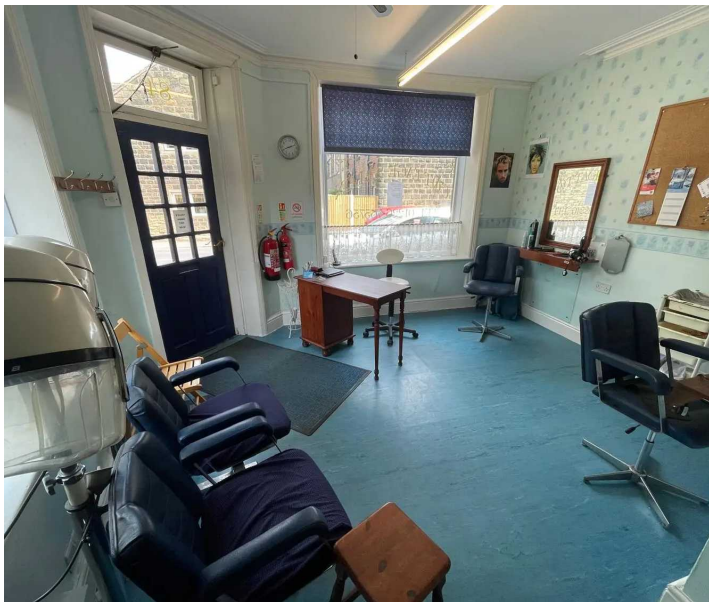


LOCATION

The property is located conveniently on the High Street, Penistone, walking distance from further local amenities and the centre of the town.

PROPERTY

The property is a ground floor dwelling that has previously been used as a hairdresser's salon. The premises comprises of the main sales area, which is glass fronted to both sides, and further sales area to the rear of the property. To the rear of the property there is a further room providing access to the WC, kitchen and external door leading to the rear external space. Externally there is a small yard to the rear, which is predominantly paved and enclosed, this offers potential for extension subject to the necessary consents. To the front of the property there is a single, off-road parking space, bounded by dry stone wall. With further on street parking available. The property has a net internal area of 336 sqft (31.2 sqm) Utilities – mains water and sewage, water and currently heated by electric heating but we are advised that there is a gas supply.



RATABLE VALUE

We are informed by the Local Authority that the property has a rateable value of £3,500, therefore should qualify for small business relief. However, interested parties are advised to make their own enquiries.



PRICE

The property is available to purchase at a quoting price of Offers Around £85,000.

VAT

The property is not elected for VAT therefore will not be payable on the purchase price.

EPC

A full copy of the Energy Performance Certificate is available upon request.

VIEWINGS

For viewings and further information please contact us on on 01226 762400 extension 3.



SUBJECT TO CONTRACT



ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

Details printed 04/07/2024.



Simon Blyth Estate Agents

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