

**90, High Street, Mexborough S64 9AU****Leasehold £10,500****Freehold £105,000****TO LET / FOR SALE****Retail - A1****2,248 sq ft (208.84 sq m)**

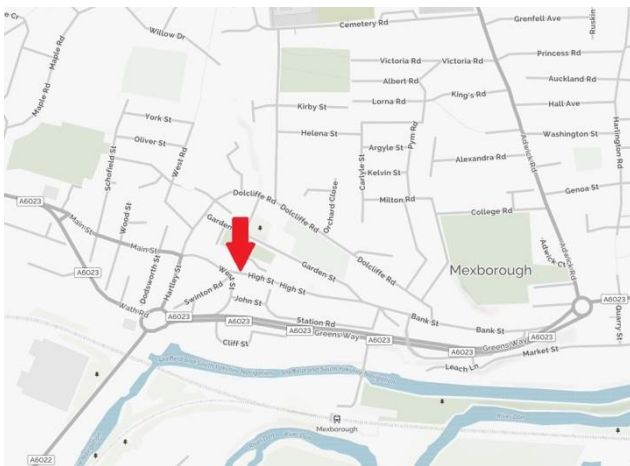
- Town centre retail unit
- Busy High Street location
- Space over ground, first and second floors
- Suitable for alternative uses including residential conversion (stp)

## LOCATION

The property is located on the High Street close to its junction with Main Street, West Street and Swinton Road in the centre of Mexborough town centre.

Nearby occupiers include the Post Office, Coral bookmakers and Teddys Amusements.

Mexborough is located approximately 8 miles to the west of Doncaster and 7 miles to the east of Rotherham.



## DESCRIPTION

The property comprises a retail unit with ground floor retail space, kitchen, WC and storage area. There is a further large amount of storage/potential retail space on the first and second floors.

To the ground floor, the property comprises the main retail area (formerly a hair salon) to the front with a rear treatment room and then kitchen and WC facilities further to the rear of this. There is a small rear yard/garden to the rear where bins are stored.

## ACCOMMODATION

GF Sales - 442 sq ft (41.09 sq m)

GF Rear - 320 sq ft (29.75 sq m)

FF - 815 sq ft (75.73 sq m)

2F - 671 sq ft (62.39 sq m)

Total - 2,248 sq ft (208.96 sq m)

## INSPECTIONS & FURTHER INFORMATION

Viewings are strictly by prior appointment with the agent, no direct approach may be made to the property. For an appointment to view, please contact the agent.

Craig Goody MRICS

Barnsdales - Chartered Surveyors

Tel: 01302 308182

[craig@barnsdales.co.uk](mailto:craig@barnsdales.co.uk)

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## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D – 88.

## ANTI MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photo card driving licence or passport and a recent utility bill.

## FIRE RISK ASSESSMENT

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alterations notice has been served.

## VALUATION SERVICES

Barnsdales has a dedicated team of Chartered Surveyors and Valuers offering valuations, consultancy, rating, investment, rent reviews, lease renewals, building surveying, planning and dispute resolution advice in all our sectors.



**SERVICES**

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

**RATING**

The adopted rateable value in the 2010 list is £10,750 with the draft valuation for April 2017 being £11,250.

This falls below the small business rate relief threshold allowing eligible occupiers to benefit from no business rates being payable.

This information was obtained from an inspection of the Valuation Office Agency website in March 2017.

**AVAILABILITY**

Leasehold £10,500

Freehold £105,000

SUBJECT TO CONTRACT

**LEGAL COSTS**

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

**VALUE ADDED TAX (VAT)**

There is no VAT on the rent or sale price.

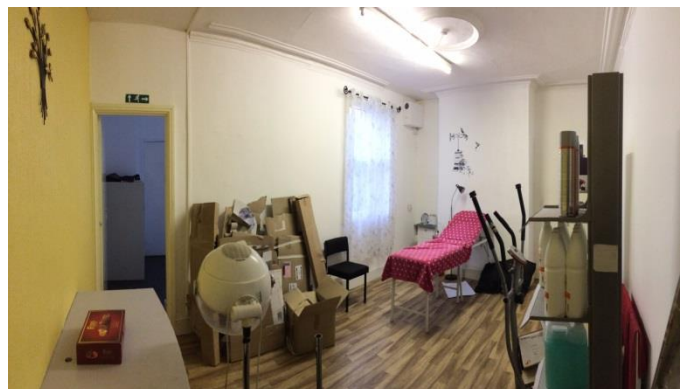
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**THINKING OF SELLING BY AUCTION?**

If you have a property that might be suitable for sale by auction please contact our strategic partners Regional Property Auctioneers and they will be able to provide you with the best advice 0844 967 0604.

**PHOTOGRAPHS**

**Disclaimer**

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.