

**fg** auctions

# 1 Main Street

Greasbrough, Rotherham,  
South Yorkshire, S65 2DE

Freehold

Mixed Use Development Opportunity

1,765 Sq.ft (163 Sq.m)



**For sale**

By online auction





## Key information

- Great Roadside Prominence
- Potential Refurbishment Opportunity
- Excellent Road Links

# 1 Main Street, Greasbrough

1,765 Sq.ft (163 Sq.m)

## Description

The property comprises a former funeral director's on the ground floor with first floor separate access flat. The property is of brick structure with painted rendering, under a pitched roof. Access to the property is via Harold Croft Road with separate entrance to the first floor.

Internally, the ground floor comprises reception room, office, two chapels of rest, consultation room and storage space. The property is neutrally decorated with plaster painted walls, carpet flooring and gas central heating throughout. The property also benefits from a basement, which is currently left in shell condition. uPVC glazing and drainage is fitted all through the building.

The first floor flat comprises of two bedrooms, kitchen area and bathroom and requires refurbishment throughout.

Externally, there is a tarmacked yard area which is accessed via Main Street. The site benefits from a large detached double garage and car parking for approximately 3-4 cars.

**\*\*For sale by online auction (subject to sale prior, reserve and conditions)\*\***

## Accommodation

The ground floor property has been measured on both a Gross Internal Area and to IMPS 3. The property comprises the following measurements based on Gross Internal Area.

Description	Sq.ft	Sq.m
Ground Floor	86.49	930.97
First Floor	51.30	552.18
Basement	26.20	282.01
**Garage	59.80	643.68
Total	163.99	1,765.20

\*\* Garage not included in total measurements.  
The site measures approximately 0.09 acres.



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## Location

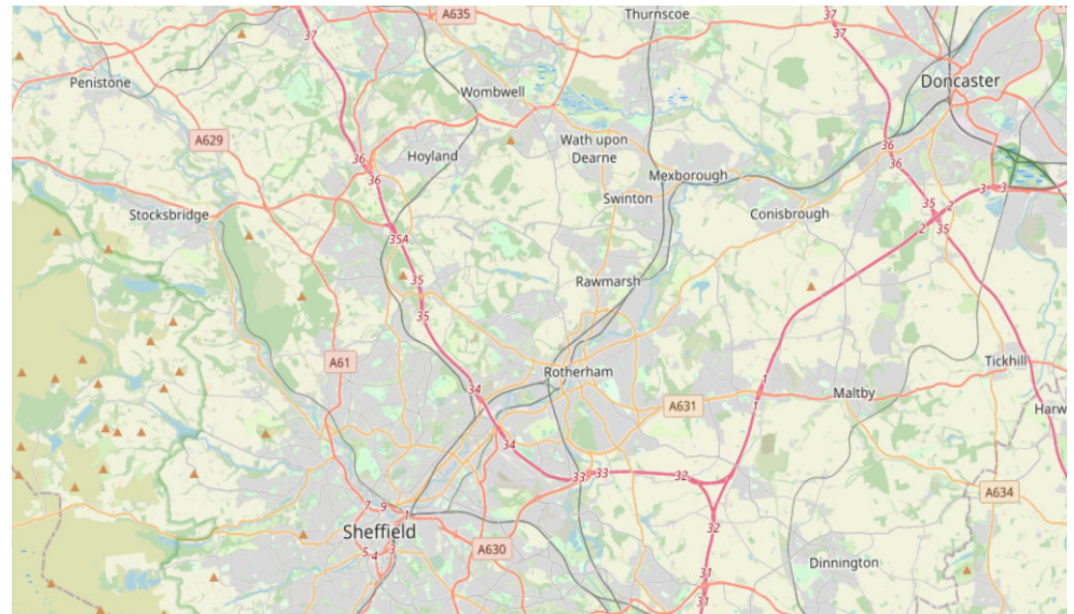
The property is located on the corner of Main Street and Harold Croft in Greasbrough, Rotherham and has a population of 7,786 people.

Main Street meets Car Hill south of the property, the main route connecting Greasbrough and Rotherham town centre. The area is primarily residential with several other independent businesses also located on Main Street, including hairdressers, barbers and convenience store.

Greasbrough is located approximately 1.7 miles north of Rotherham town centre, 11.5 miles north of Sheffield and 14 miles west of Doncaster. Rotherham train station is approximately 2.2 miles from the property which also lies a short distance from several motorways, for wider UK access, including M1 4.4 miles south of the property and the M18, 19 miles east.



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### Locations

Rotherham: 1.6 miles

Sheffield: 8.2 miles

Doncaster: 13.9 miles

### Nearest station

Rotherham Central: 2.1 miles

### Nearest airport

Manchester: 48 miles

**1 Main Street,**  
Greasbrough, S65 2DE

## Further information

### Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page: [www.fishergerman.co.uk/current-auctions](http://www.fishergerman.co.uk/current-auctions).

### Asking Price

For sale by online auction (subject to sale prior, reserve and conditions).

### Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

### Condition of sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each buyer shall be deemed to have

notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

The buyer shall not use or permit the lot to be used for the purposes of a funeral directors or a monumental masons or any associated, or ancillary trades relating to the provisions of funerals.

### Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

### Fees

The purchase of this property is subject to a combined buyer and admin fee of £5,160 including VAT as stated on the auction listing.

### Tenure

Freehold. Title: SYK92114

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

### Services

We confirm we have not tested any of the service

installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

The EPC rating is E (122)

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

### Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



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# 1 Main Street

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