

SMC
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For Sale



Detached office / retail building in Maltby town centre (may be suitable for alternative use / residential)

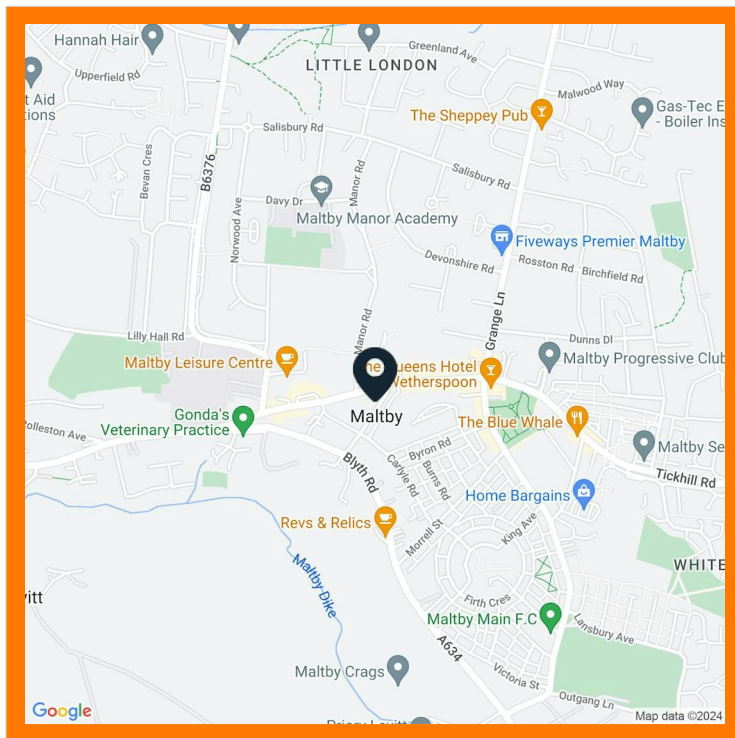
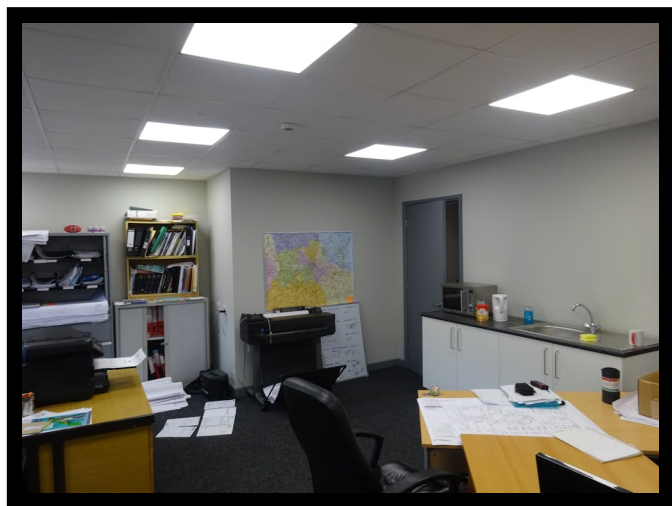
Offers in the region of £125,000

Anglo House, Millindale, Maltby, S66 7LE

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- Freehold detached building suitable for owner occupation or investment
- Offered with vacant possession
- Located in Maltby town centre in South Yorkshire
- Most recently used as an office to the ground floor and retail / beauty to the first floor
- May have potential for alternative uses / residential conversion



Description

The property comprises a detached building of traditional brick construction with a slate roof. The property includes a ground floor office which has been relatively recently refurbished, and can be accessed from a front door. The accommodation to the first floor can be accessed from a rear staircase which leads to accommodation at first floor which has been used for a hair and beauty use most recently.

The offices are specified to a reasonable standard including carpets, suspended ceiling, fire / intruder alarm, WC with security shutters to the front. The first floor includes various private rooms, double glazing, vinyl flooring, decorated walls. There is a kitchenette and WC located to the far side at first floor level.

There is a historic staircase which could be reinstated to link access from the ground floor to the first floor.

To the front of the property there is a front forecourt / parking area.

Location

The property is located on Millindale close to High Street, Maltby. The main High Street is home to various local and national traders.

The immediate properties are predominantly residential with retail uses to High Street. The property is a short distance from High Street (A631) which provides access to the M18 which links to Doncaster, Sheffield, Rotherham, etc.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	401	37.25
Ground - Store	140	13.01
1st	503	46.73
Total	1,044	96.99

Rateable Value

The ground floor demise is listed with a rateable value of £2,600. The first floor demise is listed with a rateable value of £3,000.

As is customary we would strongly advise interested parties to verify the rateable value with the local rates office.

Planning

We anticipate the current planning consent is Class E, although we have not sought confirmation from the local Planning Authority on this and note no recent planning history related to the property.

We would anticipate the property may have potential for a range of possible uses, including residential, although we would advise interested to verify the planning status and any permitted development rights.

Tenure

Freehold. Title Number: SYK265501

Price

Offers in the region of £125,000. We are informed VAT is not payable on the price.

Business Rates

Further information is available upon request.

Energy Performance Certificate

E (108)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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