

INDUSTRIAL

FOR SALE



Midland Road Rotherham  
S61 1SZ

Eddisons

# MIDLAND ROAD

ROTHERHAM S611SZ



Agreement

For Sale



Detail

Industrial



Price

£625,000



Size

1,271 sq m (13,867 sq ft)



Location

Rotherham S611SZ



Property ID

751.1232689

**For Viewing & All Other Enquiries Please Contact:**

**GEORGE  
THOMPSON**  
FRICS  
Director

[george.thompson@eddisons.com](mailto:george.thompson@eddisons.com)  
07831 446313

## Property

Former Joinery Factory with Offices, Workshop and Large Yard.

Total Site Area .982 acre (.397 hectare).

Good location close to the main road networks and within 2 miles of Junction 34 M1.

The property comprises a principal joinery workshop and two storey offices attached. The building is of steel portal frame construction with eaves height of 5 metres surmounted by open span pitched roof with profile sheet cladding and translucent panels. Within the workshop is a small WC block, store offices, staff welfare facilities and plant room and benefits from roller shutter access door to both front and rear elevations. Attached to Joinery Workshop is a two storey brick built office with private offices, kitchen and welfare facilities. There are two further workshops on site providing former joinery workshops and stores. The site benefits from large splayed entrance with part surfaced part hardcore on a broadly levelled site.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Joinery Workshop	880.07	9,473
Ground & First Floor Offices	82.86	892
Workshop 2	206.60	2,224
Workshop 3	118.72	1,278
Total GIA	1,288	13,867

## Services

We understand that three phase electricity and mains water are connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Rotherham Borough Council  
**Description:** Factory and Premises  
**Rateable Value:** £50,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **For Sale Freehold**.

## Energy Performance Certificate

The property has 3 EPC Ratings:

Property - Mustang Joinery Ltd	EPC	Valid Until
East Site Unit	C (56)	11/07/2032
North Site Unit	B (32)	12/07/2032
Midland Road	B (33)	12/07/2032

## Price

**Freehold Asking Price - £625,000**

## VAT

VAT will be charged on the purchase price.

## Legal Costs

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

## Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

---

The property is located to the northern side of Midland Road approximately 100 yards away from the junction with Kimberworth Road and close to the junction with Wilton Lane and Wilton Gardens (A6109) which leads to Meadowbank Road and Junction 34 of the M1 Motorway approximately 2 miles south west.

Midland Road also provides access onto Wortley Road linking to Rotherham's Ring Road System with the Town Centre lying 1 mile to the east.

The general nature of the area is industrial.

**There is currently an Hutchinson 3G Mast located on the property, however this will be removed at the point of sale.**





