



Commercial Development in S61

Potter Hill, Rotherham, South Yorkshire,
S61 4NU

£198,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Ground floor commercial
- ✓ First floor residential
- ✓ Good road & transport links
- ✓ Off street parking
- ✓ Central heating

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

Great opportunity to purchase this part residential first floor (two bed flat) and part commercial ground floor building, previously functioning as a Pub. Located within the popular Greasbrough Village, on a parade of shops and business, with opportunities for alternative uses available subject to planning.

The Prince of Wales Public House located within the popular Greasbrough Village, is a well-known established pub within the locality and beyond and comprises of an attractive, modernised and extremely well-maintained public house. The property is customized over two floors whilst having the usual cellar. The property is adjusted to include a main bar area, separate tap room, and toilet facilities at ground floor level, together with access to a first floor two-bedroomed flat.

Outside there is an available courtyard with vehicular access when needed to a further detached outbuilding which provides storage accommodation over two floors. The property benefits from a gas-fired central heating system, and has no brewery ties. The property would be perfectly placed to continue as a public house whilst offering potential for alternative uses which may be subject to planning, including a dwelling.

Type:

Leisure/Hospitality

tenure:

Freehold On Application

Location:

Central - Other Central

Size:

2811 Sq Ft (261.2 Sq M)

Planning - The property has traded as a Public House, whilst offers potential for suitability to alternative uses. A change of use planning application could be required for any proposed alternative use, under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Enquiries should be made by any prospective purchaser to satisfy themselves in this regard, prior to making any formal offer.

Services Mains - gas, electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by the Agents. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering into any legal or financial commitment.

Price: Starting Bid £198,000

Property Type: Commercial Development

Business Type: Pubs

Parking: Allocated

Description

Great opportunity to purchase this part residential first floor (two bed flat) and part commercial ground floor building, previously functioning as a Pub.

Location

Located within the popular Greasbrough Village, on a parade of shops and business.

Tenure

Title number
SYK313366 - Freehold

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Potter Hill, Rotherham, South Yorkshire, S61 4NU

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

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