

FOR SALE

**SHOP WITH LIVING ACCOMMODATION ABOVE,
PLUS A CONVERTED CHAPEL CURRENTLY
USED AS A GYM, A DOUBLE & A SINGLE GARAGE,
WITH FORECOURT PARKING AREA**



OFFERS IN THE REGION OF £200,000

**Victoria Building & Hudson House,
Victoria Street, Kilnhurst,
Rotherham, S64 5SQ**

FRASERCOMMERCIAL

COMMERCIAL PROPERTY SPECIALISTS

LOCATION

The properties are located in a prominent main road position on the north side of Victoria Street B6090 in the Kilnhurst village area of Rotherham, south Yorkshire. Sheffield is 10 miles south west of the subject property

DESCRIPTION

Hudson House is used as a tattoo studio at ground floor level with bedsit style lettings rooms above. Victoria Building is a converted church building is currently used as a gym over two floors with basement storage. Between Hudson House and Victoria House is a double garage and to the right of Victoria House there is a single storey garage. The properties are interconnected via internal doors.

ACCOMMODATION

Victoria Building

Ground Floor

Main workout area 1,156 sq/ft
Rear workout area 473 sq/ft

First Floor

Open plan workout area 1,061 sq/ft

Basement

Storage 1,863 sq/ft
WC's 80 sq/ft

Single Garage

213 sq/ft

Hudson House

Ground Floor

Front tattoo area 279 sq/ft
Mid tattoo room /m 151 sq/ft
Rear tattoo room 202 sq/ft

First Floor

3x letting rooms, toilet, kitchen (No access)

Second Floor

1x letting room (No access)

Basement

(No access)

Double Garage

(No access)

PRICE

Offers in the region of £200,000

BUSINESS RATES & COUNCIL TAX

Hudson House Ground floor

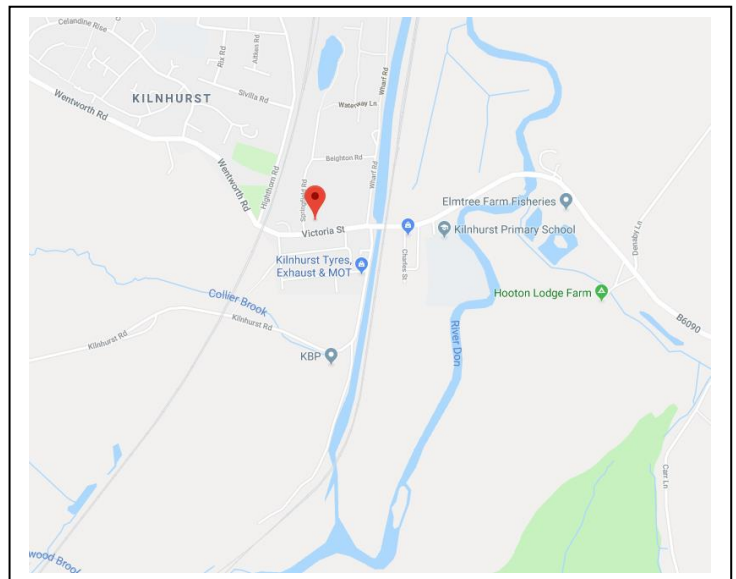
Rateable value - £2,100

Hudson House Upper floors

Council tax band B

Victoria Building

Rateable value - £7,000



EPC

Band "G". Copy of certificate available on application

VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by prior appointment with the agent –

Simon Fraser MRICS



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Preparation of details January 2019