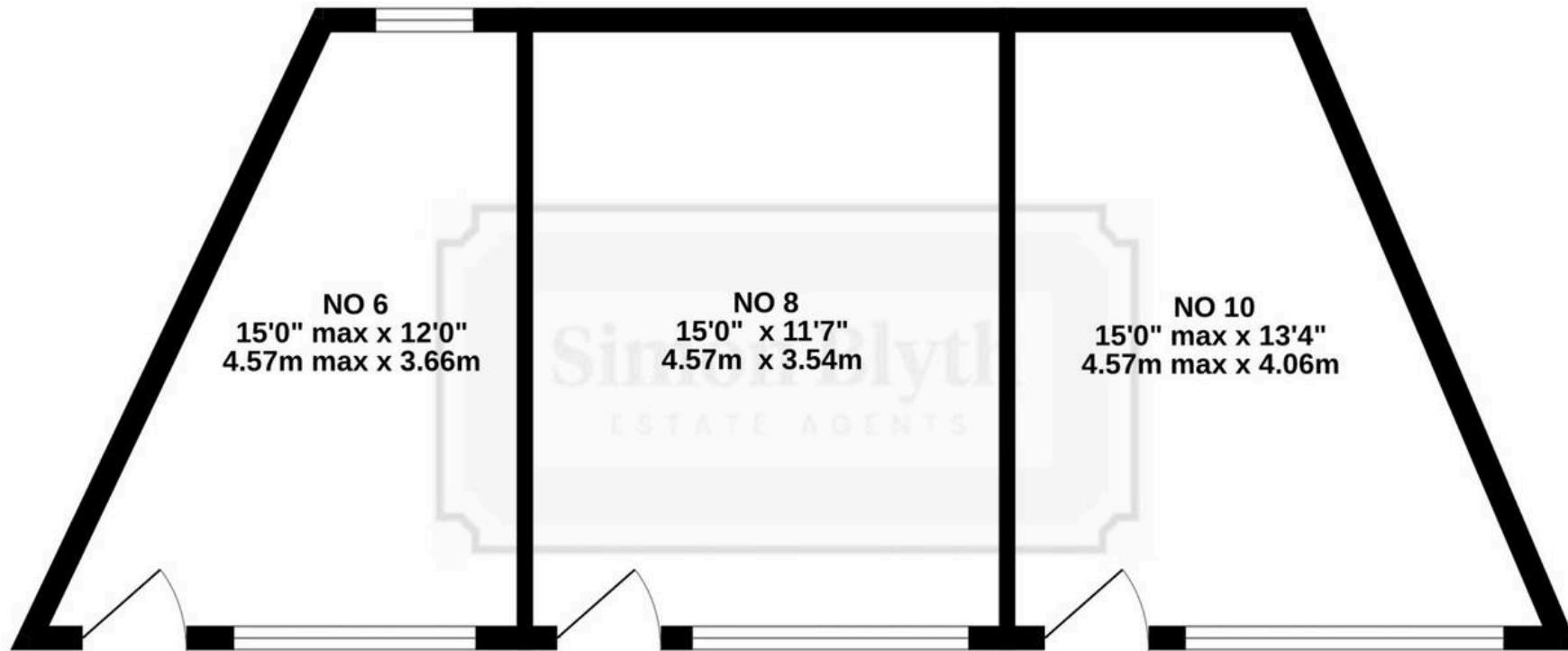




**6, 8, 10, Shrewsbury Road, Penistone  
Sheffield**

Offers in Region of **£230,000**



SHREWSBURY ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 6, 8, 10, Shrewsbury Road

Penistone, Sheffield

A fantastic opportunity for a commercial investor or owner occupier. Three single storey retail units, one of which is currently let and income generating well located in the centre of Penistone, within walking distance to the Railway station and with off street parking to the front of the units.

Offers around £230,000



#### LOCATION

The property is located on Shrewsbury Road, a short walk from the High Street, Penistone Railway Station and the Trans Pennine Trail. Shrewsbury Road is the main road linking Penistone with surrounding villages of Springvale and Oxspring.



#### PROPERTY

A single storey brick built property with pitched tiled roof. The property is currently split into 3 retail units. All units have good levels of natural light with large window to the front. Units 6 & 8 have uPVC doors and windows and Unit 10 has wooden framed window and door. There is a shared toilet servicing the units accessed separately at the rear. There is parking to the front of the units but also well serviced by near by public car parks. The units have the following net internal areas 6 – 180 sq ft (16.72 sq m) 8 – 175 sq ft (16.17 sq m) 10 – 200 sq ft (18.55 sq m) Units 6 & 10 are vacant. Unit 8 has a tenant, however the tenant is current holding over. The property is currently generating £4,420 per annum however once fully let we would anticipate an estimated rental value of £13,500 per annum. Further details can be obtained from the agent.

#### BUSINESS RATES

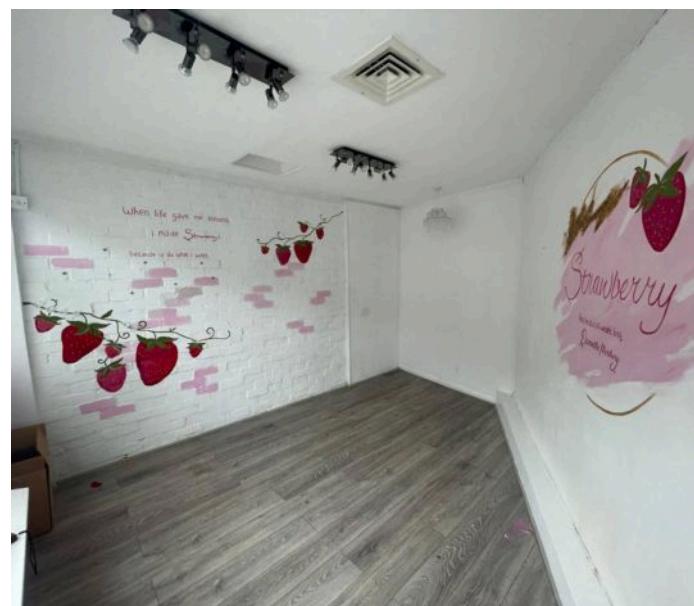
We are verbally informed by the Local Authority that the units qualify for Business Rates exemption however we advised any interested parties to make their own enquiries.

#### PLANNING

We are verbally informed that the units have Class E planning use. However we advised any interested parties to make their own enquiries.

#### PRICE

Offers around £230,000





## **PROPERTY VIEWING NOTES -**



## Simon Blyth Estate Agents

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