



**FOR SALE**

**PROMINENT  
UNIT**

**Ground Floor Area 1,864 sq.ft. (33.83 sq.m.)**

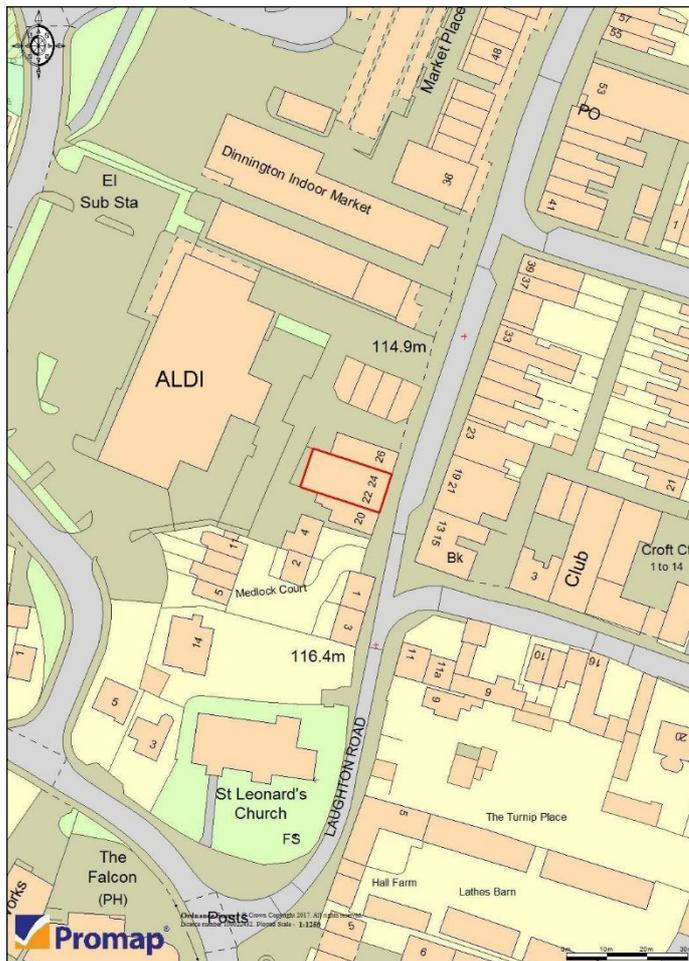
22 Laughton Road, Dinnington, Sheffield, S25 2PS

- Located in Dinnington, a town in South Yorkshire approximately 14 miles east of Sheffield and 12 miles south east of Rotherham.
- The property is situated on Laughton Road which acts as the main retail thoroughfare through the centre of Dinnington.
- The property comprises ground floor sales with ancillary at first and second floors.
- Nearby occupiers include William H Brown Estate Agents, Lloyds Pharmacy, Aldi, Superdrug, Heron Foods and Poundstretcher.

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22 Laughton Road  
Dinnington  
Sheffield S25 2PS



#### Areas

Ground Floor 1,864 sq.ft. (33.83 sq.m.)  
First Floor 580 sq.ft. (53.88 sq.m.)  
Second Floor 660 sq.ft. (61.32 sq.m.)

#### Tenure

Freehold.

#### Price

Offers in excess of £190,000.

#### New Lease

£17,500 per annum exclusive of Rates, VAT,  
Service Charge and all other outgoings for a new  
Full Repairing & Insuring lease.

#### Rates

Rateable Value £18,750

#### EPC

E103

#### Legal Costs

Each party to be responsible for their own legal costs.

#### Viewing

Strictly through the agent:

Peter Burke

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