



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

t. 0151 242 3140

m. 07798 576 790

e. peter.burke@masonowen.com