

For Sale.

Former Vehicle Service Station / Workshop With Substantial Yard.



Woodman Service Station, Warren Vale Rd, Swinton, Mexborough S64 8UU.

Former Service Station Extending To 1,542 sq.ft on a site of approx 0.25 acres.



Location.

The property is located within Swinton, a town within the Metropolitan Borough of Rotherham.

Swinton is approximately 6 miles from Rotherham Town Centre, 14 miles from Sheffield & 11 miles from Doncaster.

The property is located with prominence to the Woodman Roundabout on the A633 (Warren Vale Road) which forms part one of the main arterial routes to Rotherham to the South and the wider Dearne Valley to the North.

The immediate locality is largely mixed use with residential and commercial users. Road communications are good with access to Junction 33 – 36 M1, J1 M18 & J36 A1(m) all within a 9 mile radius.

Description.

The building comprises a workshop and storage facility with an offshot office facility of brick elevations beneath a mono pitched / flat roof.

Internally the property offers a largely open plan garage facility which includes a concrete floor, timber sliding doors, lighting, WC, single office and a car ramp. There is also a further useful storage room to the rear and offshot reception / workspace.

Externally the property sits on a large site of approximately 0.25 acres. The site benefits from ample parking, storage, turning and loading areas.

Accommodation.

From the measurements taken on site, we understand that the premises comprise the following gross internal areas:

Description	Sq. M	Sq. Ft
Garage / Service Station	143.26	1,542

The property sits on a prominent site of approx. 0.25 acres.

Tenure.

The property is held freehold, and is available to purchase immediately.

Quoting Terms.

Offers invited in the guide price of £300,000.

Rateable Value.

Interested parties should make their own enquires via the local rating office.

EPC.

Available upon request.

Due Diligence.

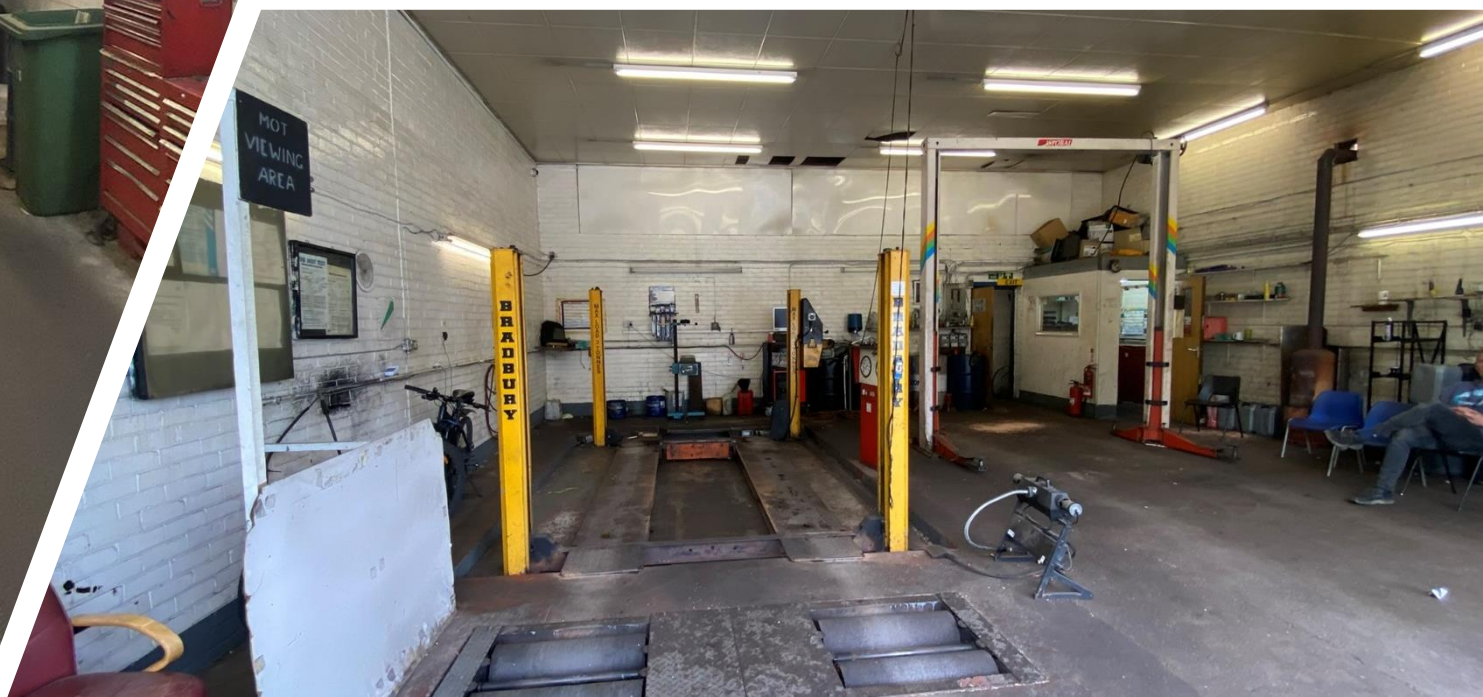
Interested parties will be requested to provide the agent with company information to comply with anti money laundering legislation.

Legal Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.



Contact.

For further information, or to arrange a viewing, please contact agents Knight Frank.

MAX DEAN

+44 1142 413 902

+44 7929 796 031

max.dean@knightfrank.com

HARRY ORWIN - ALLEN

+44 11424 13912

+44 7467 912623

harry.orwin-allen@knightfrank.com

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2022. Photographs dated September 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people
& property, perfectly.

