

INVESTMENT
DEVELOPMENT
OPPORTUNITY

FREEHOLD
FOR SALE

(vacant possession)

Cresswell Arms,
Queen Street, Swinton,
Rotherham S64 8NR



Location

Swinton is located approximately 4 miles north of Rotherham, 5 miles west of Doncaster and 9 miles south-east of Barnsley. The A6023 lies to the south and the A1(M) is accessed approximately 4 miles to the east.

The property is situated on Queen Street at its junction with Bower Road in a predominantly residential area.

Description

This detached property is arranged on basement, ground and 1st floor levels recently utilised as a ground floor public house with basement cellarage and a manager flat above. The property also benefits from outside seating area to the front and car parking to the side, to the rear of the site is a garage.

The property provides the following accommodation:

Ground Floor	169.12 m ²	1820 sq. ft
Basement	107.5 m ²	1157 sq. ft
First floor believed to be 5 room, kitchen & bathroom		

Tenure

Freehold and to be sold with full vacant possession.

Price

Offers are sought in the region of **£250,000**, plus VAT, subject to contract.

Legal Costs

Each party to pay their own cost.

Viewing

Strictly by Appointment only via sole agents

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SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 445832 , 399800



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