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INVESTMENT DEVELOPMENT OPPORTUNITY

FREEHOLD FOR SALE (vacant possession)

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



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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 Floor169.12 m21820 sq. ftBasement107.5 m21157 sq. ftFirst 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

Jason Grant - 020 8506 9900 jason@countrywidecomm.co.uk



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





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Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

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