

**Lot 29, 15 High Street, Swallownest, Nr. Sheffield,**

**South Yorkshire S26 4TT**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Commercial, Residential and Development Opportunity

- Former Funeral Parlour with front garden and large rear yard with garage
- Residential, Development and Change of Use Opportunities (subject to consents)
- Established residential and commercial location with excellent local shopping facilities
- Nearby occupiers include Co-operative Convenience Store, Lloyds Pharmacy and a mix of local retailers and restaurants
- VAT not applicable

**Lot** 29 **Auction** 9th July 2024

**Vacant Possession** **Status** Available

**Sector** Development **Auction Venue** Live Streamed Auction

On the Instructions of Dignity Funeral Directors

### Location

**Miles** 8 miles east of Sheffield City Centre, 34 miles north of Nottingham, 42 miles south of Leeds  
**Roads** A57, A618, M1 (Junction 31), M18  
**Rail** Woodhouse Railway Station  
**Air** Manchester Airport

### Situation

The property is prominently situated on the corner of High Street (A618), at its junction with Alpina Way, in the heart of the town centre. Nearby occupiers include Co-operative Convenience Store, Lloyds Pharmacy and a mix of local retailers and restaurants.

### Tenure

Freehold.

### EPC

The EPC will be available to view online in the solicitor's legal pack.

### Description

The property comprises a former funeral parlour arranged on the ground and first floors, as well as a garden to the front and a large yard and outbuildings to the rear. The property benefits from a right of way over the driveway between 19 and 23 High Street.

### VAT

VAT is not applicable to this lot.

### Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Rotherham Metropolitan Borough Council. ([www.rotherham.gov.uk](http://www.rotherham.gov.uk)) (Phone: 01709 823835).

### Viewings

There will be one accompanied viewing date on Tuesday 25th June from 1pm to 3pm. If you would like to inspect, please confirm your attendance with your name and mobile number to [henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Commercial/Ancillary	62.68	(675)	VACANT
First	Offices/Ancillary	60.30	(649)	
Outbuildings	Ancillary	-	(-)	
<b>Total</b>		<b>122.98</b>	<b>(1,324)</b>	

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

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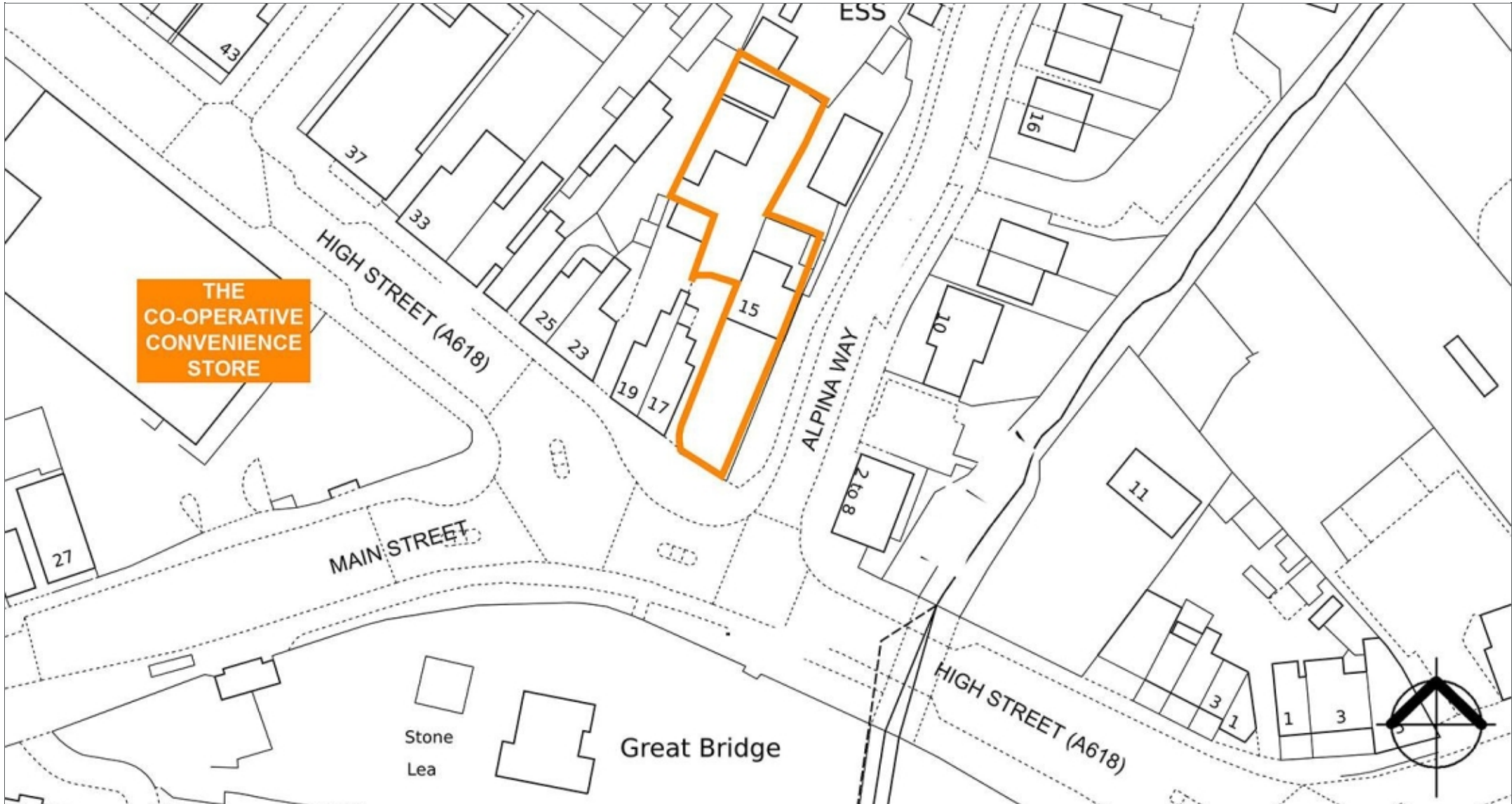
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## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Henry John**  
+44 (0)20 7034 4860  
+44 (0)7876 884 320  
[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

**Shoosmiths LLP**  
7th Floor, 125 Colmore Row,  
Birmingham  
B3 3SH

**Beth McArdle**  
+44 (0)370 086 4134  
[beth.mcardle@shoosmiths.com](mailto:beth.mcardle@shoosmiths.com)

**Harriet Gallot**  
+44 (0)370 086 4134  
[harriet.gallot@shoosmiths.com](mailto:harriet.gallot@shoosmiths.com)

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2024