



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Sheffield Road, Penistone, Sheffield, S36 6HH

Offers Over £150,000

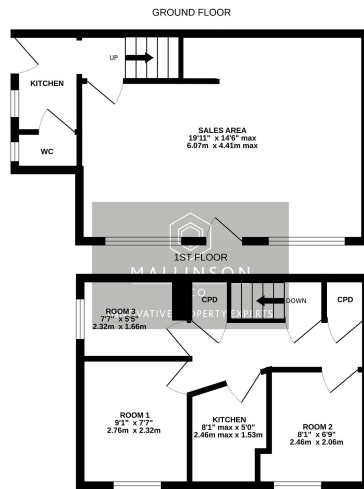
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- SHOP PREMISES
- 3 UPSTAIRS ROOMS
- 2 KITCHENETTES
- VERSATILE ACCOMMODATION
- COURTYARD TO FRONT ELEVATION
- GROUND FLOOR SALON
- DOWNSTAIRS W.C.
- POTENTIAL TO CREATE AN UPSTAIRS BATHROOM
- POTENTIAL TREATMENT ROOMS, OFFICE SPACE OR RESIDENTIAL
- ACCOMMODATION FOR ONE AMENITIES & TRANSPORT LINKS



WHAT AN OPPORTUNITY ... COMMERCIAL BUSINESS PREMISES CURRENTLY USED AS A HAIRDRESSING SALON, BEING VERSATILE IN USE BY A RANGE OF DIFFERENT BUSINESSES, OFFERING ACCOMMODATION OVER TWO FLOORS. THE GROUND FLOOR FEATURES A MAIN SHOWROOM AREA WITH A KITCHENETTE AND W.C., WHILST TO THE FIRST FLOOR ARE THREE FURTHER VERSATILE ROOMS AND A SECOND KITCHENETTE. LOCATED CLOSE TO PENISTONE CENTRE AND TRANSPORT LINKS.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 10/20/24

Energy performance certificate (EPC)

Property type	AT1/A2 Retail and Financial/Professional services
Total floor area	48 square metres

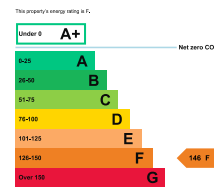
Rules on letting this property

1 You may not be able to let this property.

This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered. From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G. You can read guidance for landlords on the exemptions and exemptions <https://www.gov.uk/government/guidance/energy-ratings-for-non-domestic-properties>

Properties can be let if they have an energy rating from A+ to G. The <https://www.gov.uk/guidance/energy-ratings-for-non-domestic-properties> website changes you can make to improve the property's rating.

Energy rating and score



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions will be to be.



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