

Two-storey commercial premises offered for sale with potential for alternative uses (subject to planning).

9 Corporation Street, Rotherham, S60 1NP.



Location

The subject property is located on Corporation Street in Rotherham town centre. The bus interchange is situated close by at the bottom of Corporation Street, whilst the train station is just minutes away. The redevelopment of the Forge Island mixed-use scheme will emerge in 2022 which is located opposite. The heart of the town centre principal retail area is a short walking distance away.



Description

Located over two floors, the accommodation has for many years been used as a travel agents and offers potential for retail / office uses, with planning consent potentially required. The property benefits from a prominent glazed frontage to Corporation Street itself, with a sales counter, rear kitchenette and toilet facility, together with ancillary first floor offices and stores.

Accommodation

Approximate net internal floor area:

	ft ²	m ²
Ground Floor	416	38.65
First Floor	331	30.75
Total	747	69.40







☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the ground floor has a rateable value of £5,500 and is listed as "Shop & Premises." Please note this figure does not constitute the business rates payable.

💡 Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

📋 Planning

The property is suitable for uses falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

📌 Price

o/a £95,000

📌 Tenure

Leasehold. The ground lease is for a term of 150 years from 1967, with a current ground rent payable of £525 + VAT per annum.

💧 Services

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering in to any legal or financial commitment.

📋 Energy Performance Certificate

The ground floor has an EPC rating of 85 (Band D). A copy of the EPC is available online or on request.



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Prices quoted are exclusive of VAT but may be subject to VAT.

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

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