

## Attractive retail unit with iconic town centre building.

Unit 13, The Imperial Buildings, Church Street, Rotherham, S60 1PA.



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## Location

The subject property is located in the heart of Rotherham Town Centre which fronts High Street, Market Street, Market Place and Church Street. Unit 13 itself fronts Church Street. The bus interchange and train station are a short walking distance away. There is on-street parking on the many nearby streets as well as the multi-storey car park on Wellgate, with further parking on Westgate.



## Description

The Imperial Buildings is an iconic landmark retail centre offering a variety of attractive lock-up retail units which are suitable for a variety of alternative retail uses. The development has a variety of existing Tenants which also include two new bars. Each unit benefit from large prominent frontages, with just one unit remaining. Easy in / easy out terms are available.

## Accommodation

Unit	ft <sup>2</sup>	m <sup>2</sup>
13	260	24.16

## ☆ Rating Assessment

Enquiries in respect of the rateable value and the Small Business Rates Relied Scheme should be made with Rotherham Metropolitan Borough Council on 01709 823579.

## 💡 Fixtures & Fittings

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the in-going occupier; neither the agent, nor their clients, can offer any form of warranty as to their working order, or suitability for any particular purpose.

## 📋 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.

## ⚠️ Terms

The unit is available by way of a new Tenancy for a flexible term, at a rental of £500.00 + VAT per month.

## 💧 Services

Mains electricity is 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 into any legal or financial commitment.

## 📄 Energy Performance Certificate

An EPC is not required.

## 🏠 Service Charge

A building service charge is levied, with the service charge in respect of the subject unit being £31.02 per month.



01709 721706

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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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