

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Attractive retail unit within iconic town
centre retail development.

Unit 8, Imperial Buildings, Rotherham, S60 1PA.

📍 Location

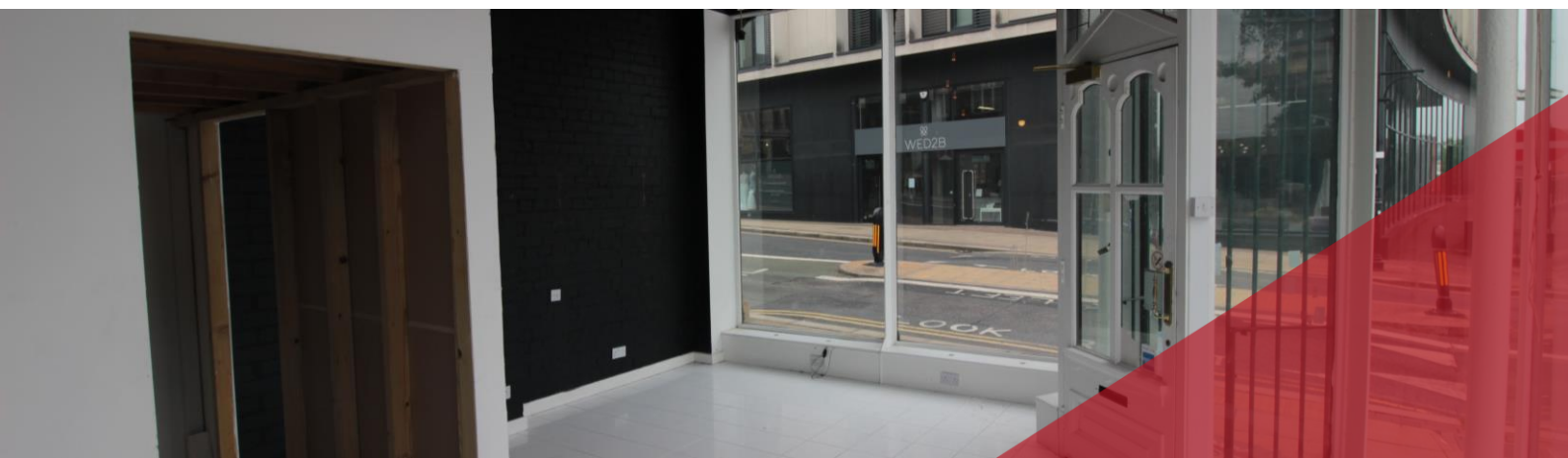
The subject property is located in the heart of Rotherham Town Centre which fronts High Street, Market Street, Market Place and Church Street. Unit 8 itself fronts Market Street. The bus interchange and train station are a short walking distance away. There is on-street parking on the many nearby streets as well as the multi-storey car park adjacent to the bus interchange, with further public parking to the bottom of Corporation Street.



📄 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 bars. Unit 8 benefits from a large prominent frontage, a retail sales area, together with a rear store. Easy in / easy out terms are available.

Demise	ft ²	m ²
Unit 8	319	29.64
Total	319	29.64





— 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

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 retail purposes.

— 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 in to any legal or financial commitment.

— Energy Performance Certificate

An EPC is not required.

— Terms

The property is available by way of a new Lease at an initial rental of £425 / month.



For further information please contact:

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commercialpropertyrotherham.com



Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

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

Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for us and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

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