

**FOR SALE**

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM

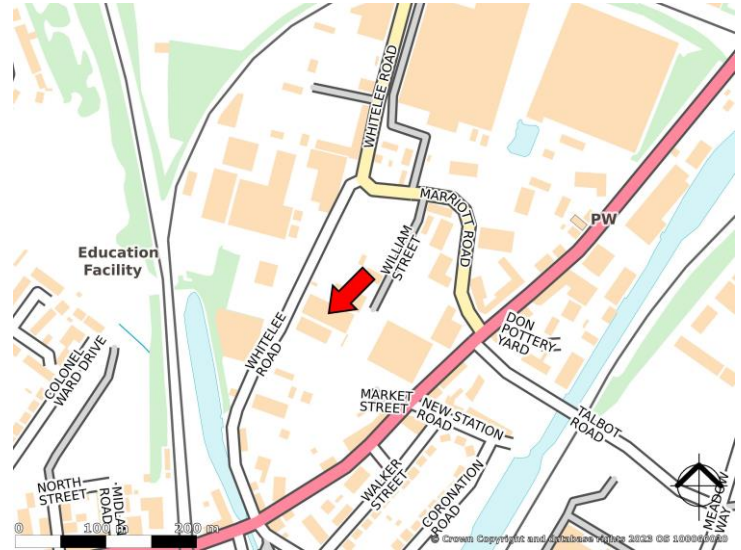


**Freehold industrial premises with  
secure yard, parking, & first floor  
gymnasium.**

Ensign House, William Street, Swinton, Rotherham, S64 8BP.

## Location

The subject property is situated at the end of William Street in Swinton. The development can be accessed by taking a turn off the A6022 Rowms Lane onto Marriott Road, and taking a left turn onto William Street itself. The immediate vicinity comprises of a variety of commercial and industrial accommodation. Doncaster town centre is located approximately 10 miles to the north-east, whilst Rotherham town centre is located approximately 7 miles to the south-west.



## Description

The subject property comprises of a ground floor warehouse building, together with substantial first floor premises, part of which are let to a gymnasium. There is the opportunity to make the first floor self-contained quite easily. The ground floor warehouse offers excellent access with 4 roller shutter doors to the front elevation, and 3 roller shutter doors to the rear. There is a goods lift to the front of the warehouse, which is currently used for the storage of kitchen supplies, together with toilet facilities. The approximate internal eaves height is 18'2 (5.54m). Part of the first floor has been fitted out as a gymnasium, and understood to have been used for such use for approximately 15 years. The gym is of an impressive standard of appointment. It is understood terms have been provisionally agreed with the Tenant to extend into the remainder of the vacant space at first floor level, and enter into a new 10-year fixed-term Lease, at an initial rental of £27,600 per annum. Public access to the gym is via the side of the building & separate from the warehouse access. The kitchen stock can be bought separately, whilst the warehouse will be emptied on completion of a sale.

## Accommodation

Approximate gross internal floor areas:

Floor	ft <sup>2</sup>	m <sup>2</sup>
Ground	10,344	960.99
First	7,492	696.03
<b>Total</b>	<b>17,836</b>	<b>1,657.02</b>













## — Rating Assessment

We understand that the ground floor has a rateable value of £14,000, and are listed as “Warehouse & Premises”.

The property therefore may benefit from a discount in rates payable under the Small Business Rates Relief Scheme. The first floor premises let to the gymnasium have a rateable value of £5,500 and are listed as “Warehouse & Premises”.

## — 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.

## — Tenure

Freehold

## — 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 property has an Energy Performance Certificate (EPC) Rating of 75 (Band C). A copy of the EPC is available online or on request.

## — Price

o/a £800,000



For further information please contact:

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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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