

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Retail sales shop with rear stores and car park.

80 Rawmarsh Hill, Parkgate, Rotherham, S62 6EX.

📍 Location

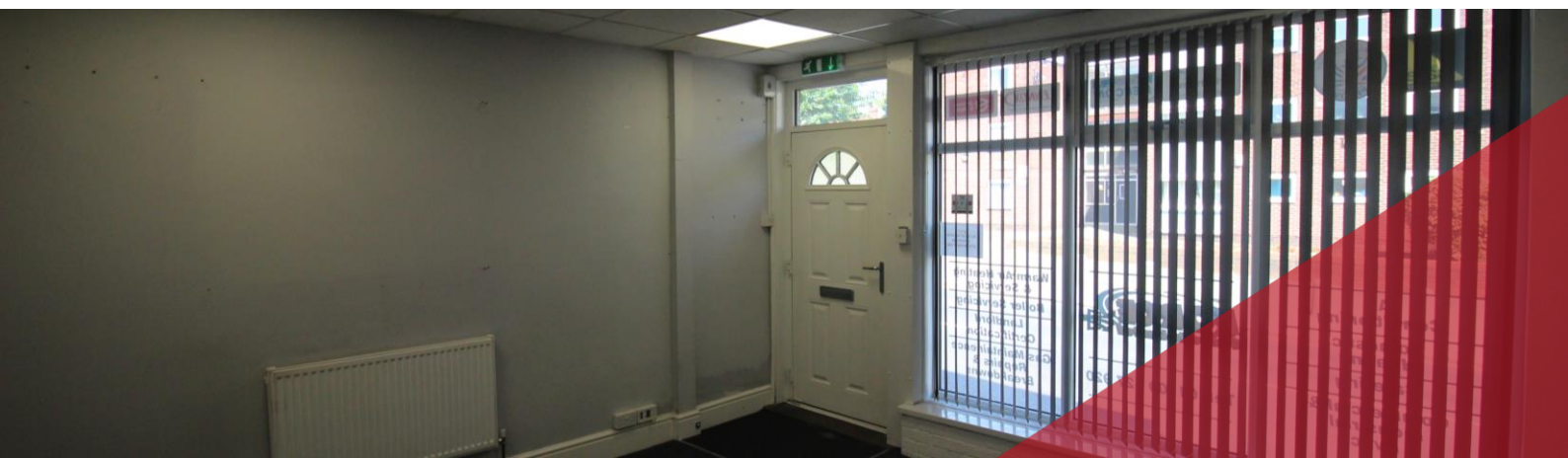
The subject property occupies a highly-prominent position fronting the busy Rawmarsh Hill, which leads directly onto Broad Street and onwards to Parkgate Retail World. There are a mixture of commercial retail units and residential dwellings in the immediate vicinity, with a large residential catchment area beyond.



📄 Description

The subject property comprises of a two-storey retail sales building having the benefit of a ground floor sales area, rear store / office, a kitchenette, and toilet facility. At first floor level there are office and stores, with further storage accommodation to the attic. To the rear of the property there are a series of outbuildings and concrete sectional garages which have been mainly used for storage purposes, together with a large gated car park. The property also benefits from partial LED lighting, security shutters, and PVCu double-glazing.

Demise	ft ²	m ²
Basement	174	16.17
Ground Floor	465	43.20
First Floor	360	33.45
Second Floor	193	17.93
External Stores	1,351	125.51









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the retail sales building has a rateable value of £2,900, listed as “Shop & Premises”. Please note that 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 retail purposes.

— Services

Mains gas, 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

A copy of the EPC is available online or on request.

— Terms

The following terms are available:

Retail sales building: £600.00 / month.

Retail sales building, external storage units & car park:
£15,000 p.a.



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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