



## Workshop / Warehouse Unit.

Arch 5, Coronation Bridge, Kimberworth Road, Rotherham, S61 1AB.





## Location

The subject property is located near the bottom of Kimberworth Road, close to its junction with Union Street. Rotherham town centre is within walking distance, whilst the motorway network is conveniently accessed via the A630.




## Description

The subject property comprises of a workshop / warehouse unit which offers potential for alternative uses, subject to obtaining the necessary planning consent and Landlord's consent. The unit provides a main warehouse together with a rear kitchenette and toilet facility. There is currently a window frontage which is protected by an electric roller shutter door.

### Accommodation:

Approximate gross internal floor areas:

	ft <sup>2</sup>	m <sup>2</sup>
 Warehouse /		
workshop	1,179	109.53
<b>Total</b>	<b>1,179</b>	<b>109.53</b>



## ☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the ground floor has a rateable value of £5,700 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

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 Lease for a term of 6 years, which provides a break clause at the 3<sup>rd</sup> anniversary, at an initial rental of £8,500 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

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



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