

TO LET

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM



First Floor former restaurant premises.

127E Bawtry Road, Wickersley, Rotherham, S66 2BW.

## 📍 Location

The subject property forms part of a prominent frontage of retail property within the district of Wickersley. The premises are located directly above ground floor retail units with occupiers including The Yard and Springfield Veterinary Surgery. The Gas Lamp and Three Horseshoes Public House are located close by. The property is located directly opposite the Tanyard Shopping Centre and has convenient access for the motorway network and Rotherham town centre.



## 📄 Description

The premises are located at first floor level, with access via an external staircase leading directly from the development frontage off Bawtry Road. To the front of the premises there is an open-plan dining room, leading from the main bar area. A fitted commercial kitchen is located to the rear, together with a store, and separate gender toilet facilities. The premises would ideally suit a further restaurant operator.

| Demise       | ft <sup>2</sup> | m <sup>2</sup> |
|--------------|-----------------|----------------|
| Dining Room  | 300             | 27.87          |
| Bar Area     | 460             | 42.74          |
| Store        | 82              | 7.62           |
| Kitchen      | 278             | 25.83          |
| <b>Total</b> | <b>1,120</b>    | <b>104.05</b>  |







## — Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £15,750 listed as “Restaurant & 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 has been used as a restaurant. Any alternative use .

## — 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

The property has an Energy Performance Certificate (EPC) Rating of 56 (Band C). A copy of the EPC is available online or on request.

## — Terms

The property is available by way of a new Lease at an initial rental of £20,000 + VAT per annum.



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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