

TO LET

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM

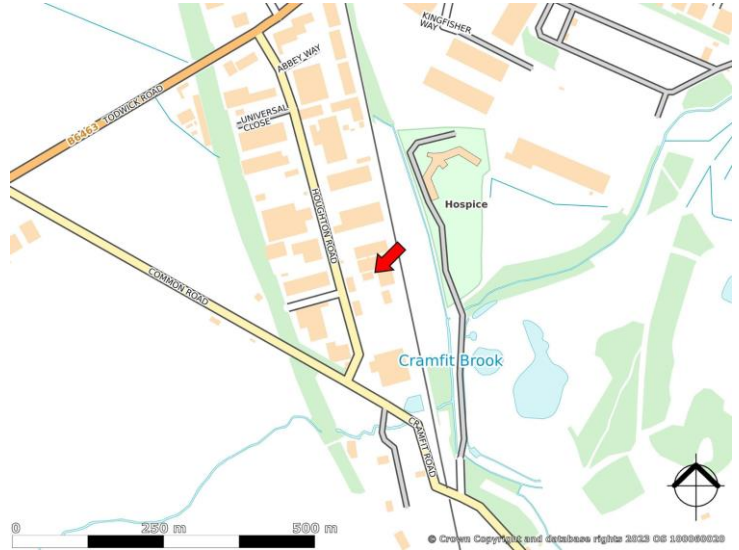


**Modern lock-up retail sales unit.**

Unit B, Rear of 43 Bridgegate, Rotherham, S60 1PL.

## 📍 Location

The subject property is located within the heart of Rotherham's pedestrianised retail area within the town centre, and within a short walking distance of the bus interchange and rail station. The property is accessible via Bridgegate and also Effingham Street, and is situated within the Red Lion Yard.

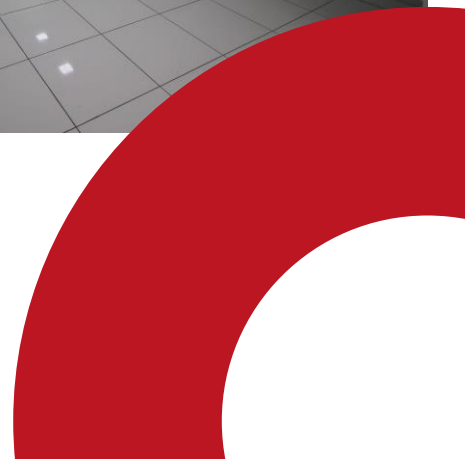


## 📄 Description

The unit offers a turn-key opportunity to occupy an impressively refurbished lock-up retail unit which benefits from LED lighting, painted and plastered walls, new shop frontage, modern tiled floors, and accessible toilet. The unit has an open-plan layout and is suitable for a variety of Class A1 retail uses.

Demise	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	345	32.05
<b>Total</b>	<b>345</b>	<b>32.05</b>





## — Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £5,800, 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 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 59 (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 £400 / month.



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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