

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



First floor offices close to the bus interchange.

5A College Walk, Frederick Street, Rotherham, S60 1QB.

📍 Location

The subject property occupies a prime retail location in the heart of Rotherham town centre, being within a minute walking distance from both main entrances to the bus interchange. The Post Office is located around the corner on Bridgegate where McDonalds are also represented. There are other national retailers including Greggs and Subway also represented on Frederick Street itself.



📄 Description

The subject property comprises of vacant first floor offices, located within the heart of Rotherham town centre and literally a few minutes walking distance from the two main entrances to the bus interchange. The train station is less than 5 minutes walking distance away. The offices benefit from the following specification:

- Gas-fired central heating.
- Double-glazed windows.
- Carpeted floors.
- Toilet facilities.
- Kitchenette.
- Ground floor entrance with electric security shutter.

Demise	ft ²	m ²
First Floor	1,382	128.79
Total	1,382	128.79









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £11,500, listed as “Offices & 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 office 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

The property has an EPC Rating of 74 (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 a rental of £800 + VAT / month.



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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