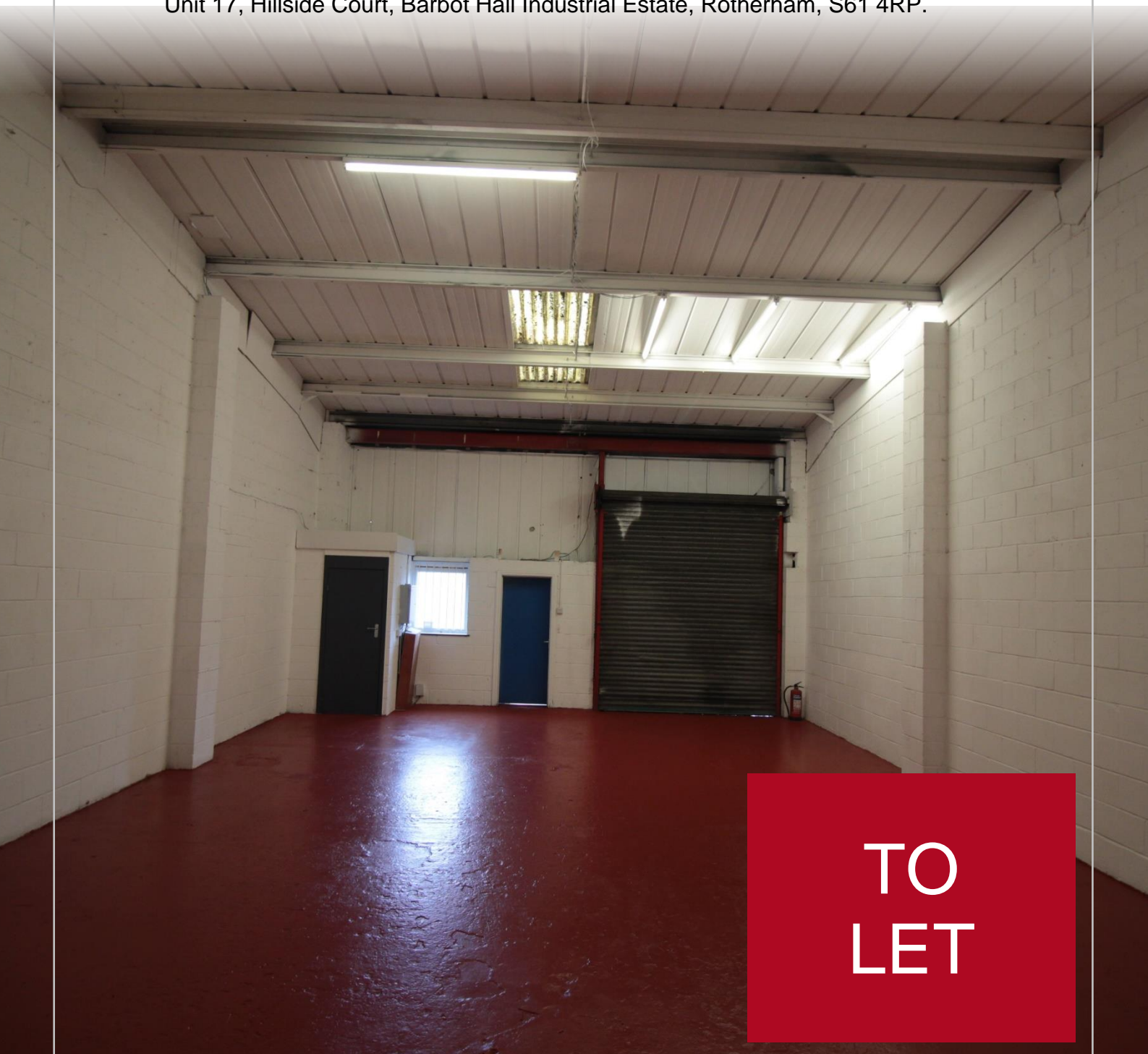




## Modern light industrial / trade counter unit.

Unit 17, Hillside Court, Barbot Hall Industrial Estate, Rotherham, S61 4RP.



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## 📍 Location

Hillside Court is located within a secure fenced & gated self-contained development which forms part of the well-established Barbot Hall Industrial Estate in Rotherham, and therefore benefiting from convenient access to the centre of both Rotherham and Doncaster. Unit 22 occupies a prominent roadside position. The Estate benefits from good communication links with the motorway network with access to the M1 situated via the A630, which is the main trunk road on the periphery of the town centre.



## 📝 Description

The unit comprises of a modern terrace warehouse / workshop of steel portal frame construction with steel clad and brick elevations and approximately 10% translucent roof lighting. The unit benefits from a steel roller shutter door and forecourt parking, and would be an ideal trade-counter given the prominent roadside frontage to Mangham Road.

## 📏 Accommodation

Approximate gross internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	1,062	98.66
<b>Total</b>	<b>1,062</b>	<b>98.66</b>



## ☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £4,750 and is listed as “Workshop & 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

The property is suitable for uses falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. 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 property is available by way of a new Lease 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

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

## 🏠 Service Charge

A building service charge is levied, with the service charge in respect of the subject unit being £35.00 per month.



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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

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