

Attractive retail unit within iconic town centre retail development.

Unit 11, The Imperial Buildings, Market Street, Rotherham, S60 1PA.



Location

The subject property is located in the heart of Rotherham Town Centre which fronts High Street, Market Street, Market Place and Church Street. Unit 11 itself fronts Market Street. The bus interchange and train station are a short walking distance away. There is on-street parking on the many nearby streets as well as the multi-storey car park adjacent to the bus interchange,, with further public parking to the bottom of Corporation Street.



Description

The Imperial Buildings is an iconic landmark retail centre offering a variety of attractive lock-up retail units which are suitable for a variety of alternative retail uses. The development has a variety of existing Tenants which also include two bars. Unit 11 benefits from a large prominent frontage, a retail sales area, together with a rear secure store / office. Easy in / easy out terms are available.

Accommodation

Approximate net internal floor area:

Unit	ft ²	m ²
11	398	36.98
Total	398	36.98

☆ Rating Assessment

Enquiries in respect of the rateable value and the Small Business Rates Relied Scheme should be made with Rotherham Metropolitan Borough Council on 01709 823579.

💡 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 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 unit is available by way of a new Tenancy for a flexible term, at a rental of £525.00 + VAT per month.

💧 Services

Mains electricity is 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 into any legal or financial commitment.

📄 Energy Performance Certificate

An EPC is not required.

🏠 Service Charge

A building service charge is levied, with the service charge in respect of the subject unit being £65.46 per month.



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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

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