

FOR SALE

CPR COMMERCIAL
PROPERTY
ROTHERHAM



**Light industrial unit for sale, currently
producing £8,400 per annum.**

Unit C4, Swinton Bridge Industrial Estate, White Lee Road,
Swinton, Rotherham, S64 8BH.

Location

The subject property is located on the long-established Swinton Bridge Industrial Estate, which can be accessed by taking a turning off the A6022 Rowms Lane onto Marriott Road, which in turn leads onto Whitelee Road. The estate is self-contained and secure with a gated entrance.



Description

The property comprises of a single-story light industrial unit having an electric roller shutter door, toilet facility, LED lighting, and separate store. The unit is let for use as car storage.

Accommodation

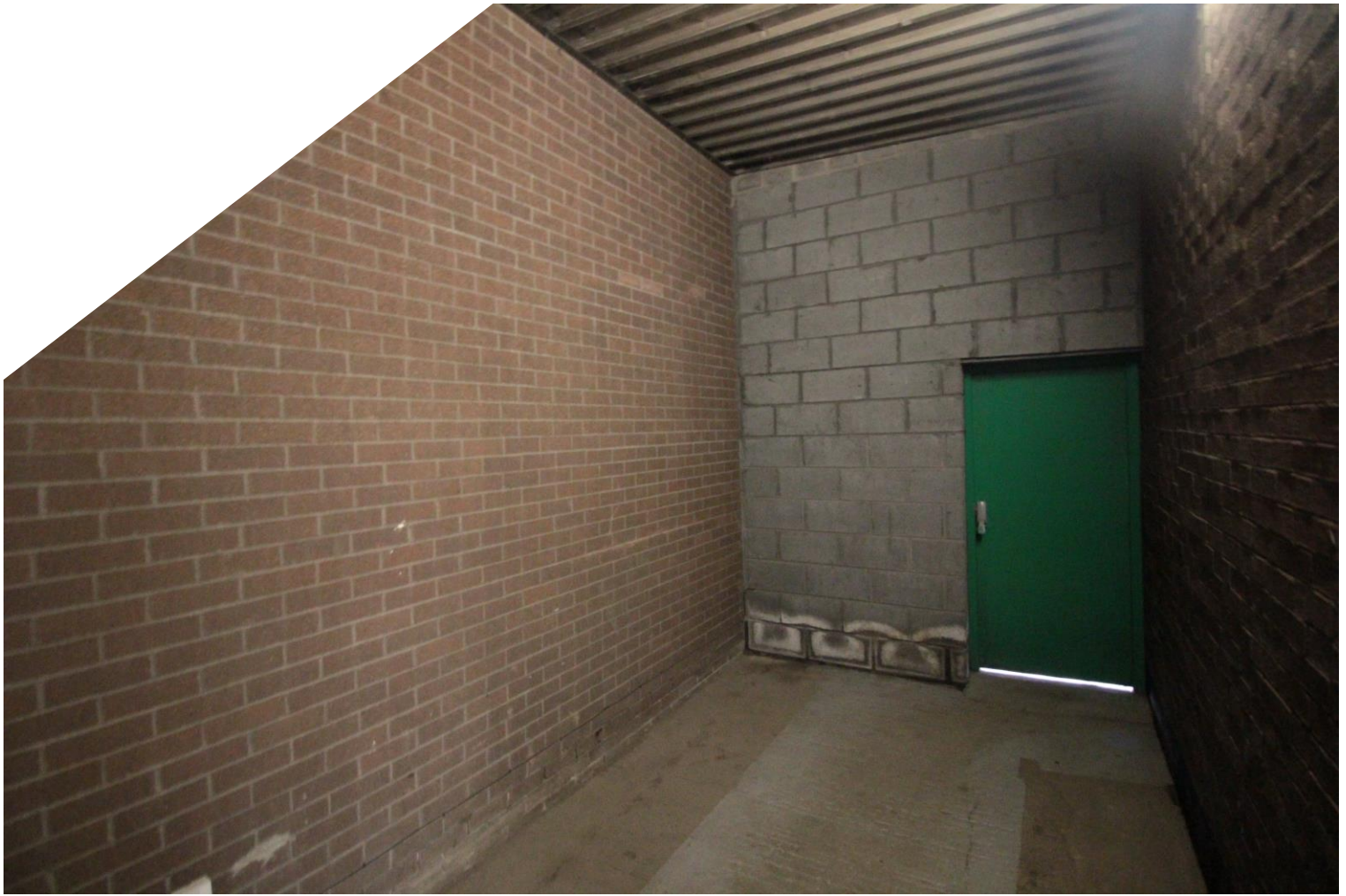
Approximate gross internal floor areas:

Demise	ft ²	m ²
Workshop	947	87.96
Store	127	11.80
Total	1,074	99.78









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £2,600, listed as “Workshop & 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.

— 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 70 (Band C). A copy of the EPC is available online or on request.

— Tenure

Freehold.

— Lease Details

The property is let subject to a Lease for a term of 3 years commencing on the 17th June 2024, with a Tenant-only break clause on the 17th December 2025, at an initial rental of £8,400 + VAT per annum.

— Price

o/a £125,000



For further information please contact:

Neil Keally

01709 721706

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.

Director: N.A.Keally BSc (Hons) MRICS

Commercial Property Rotherham is a trading name of Burgess Commercial Ltd.

Registered Office Address: The Old Grammar School, 13 Moorgate Road, Rotherham, S60 2EN.

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