

**FOR SALE**

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM

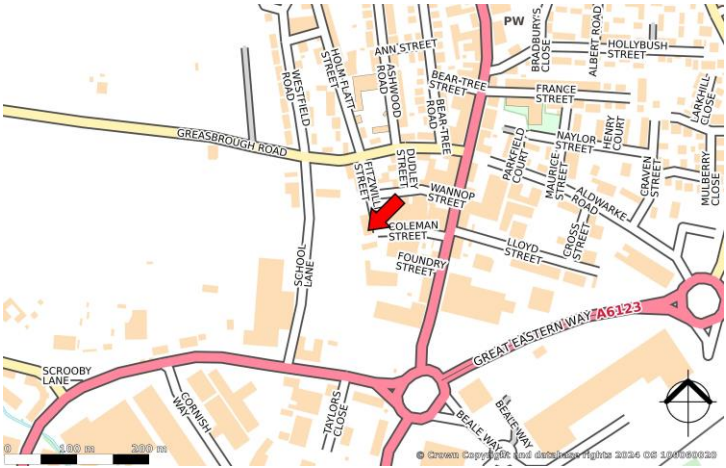


**Freehold mixed-use investment.**

25 Fitzwilliam Street, Parkgate, Rotherham, S62 6EP.

# Location

The subject development is located in the heart of Parkgate's long-established commercial district, being accessible by taking a turning off Broad Street and via Coleman Street. Parkgate Retail World is located within a five-minute drive. There are several local amenities conveniently situated on Broad Street itself.



# Description

The subject development comprises of mixed-use investment comprising of four individual Tenants, with trades ranging from a beauty salon to a heating & plumbing trade counter. The units are configured individually over two floors and benefit from forecourt parking. The development provides two detached buildings, being of brick construction under a pitched and tiled roof, with PVCu double-glazed windows. Each unit varies in terms of specification based on the user, with a modern refurbishment having been completed on both the beauty salon and trade counter unit at ground floor level. The forecourt parking area is protected by palisade fencing and gates.

# Accommodation

Approximate net internal floor areas:

Floor	ft <sup>2</sup>	m <sup>2</sup>
Ground	1,402	130.25
First	1,105	102.66
<b>Total</b>	<b>2,507</b>	<b>232.91</b>













## — Rating Assessment

The premises have four separate Rateable Value's all of which are under the threshold for the Small Business Rates Relief Scheme, enabling Tenants the opportunity to apply for free business rates.

## — 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.

## — Tenure

Freehold.

## — Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 57 (Band C). A copy of the EPC is available online or on request.

## — 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.

## — Lease Terms

The development is let to four Tenants, with the gross annual rental being £24,000 per annum. Details of the Lease terms are available on application.

## — Price

o/a £260,000



For further information please contact:

Neil Keally

01709 721706

[commercialpropertyrotherham.com](http://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

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

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