

FOR SALE / TO LET

CPR **COMMERCIAL
PROPERTY
ROTHERHAM**



Town-centre retail sales shop.

22 College Street, Rotherham, S65 1AG.

Location

The subject property is located in the heart of Rotherham's pedestrianised retail core within the town centre, very close to the junction with All Saints Square and Effingham Street. Nearby occupiers include Card Factory, HSBC, Specsavers and B&M. The location of the property can be found on the Goad plan appended to these particulars.

Accommodation

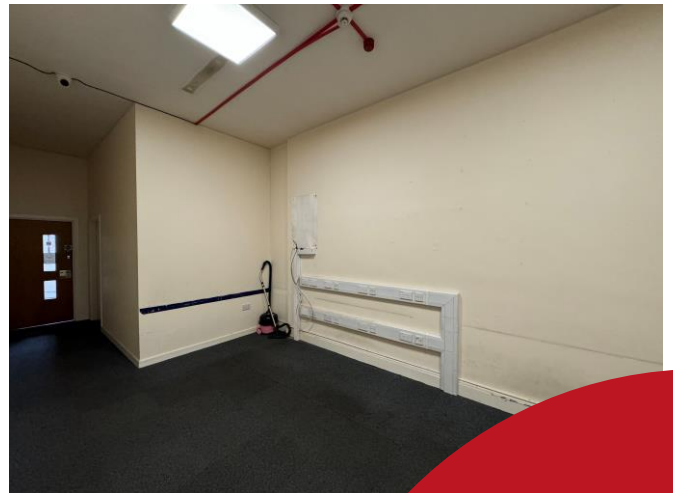
Approximate net internal floor areas:

Floor	ft ²	m ²
Ground	658	61.13
First	579	53.79
Second	606	56.30
Total	1,843	171.22

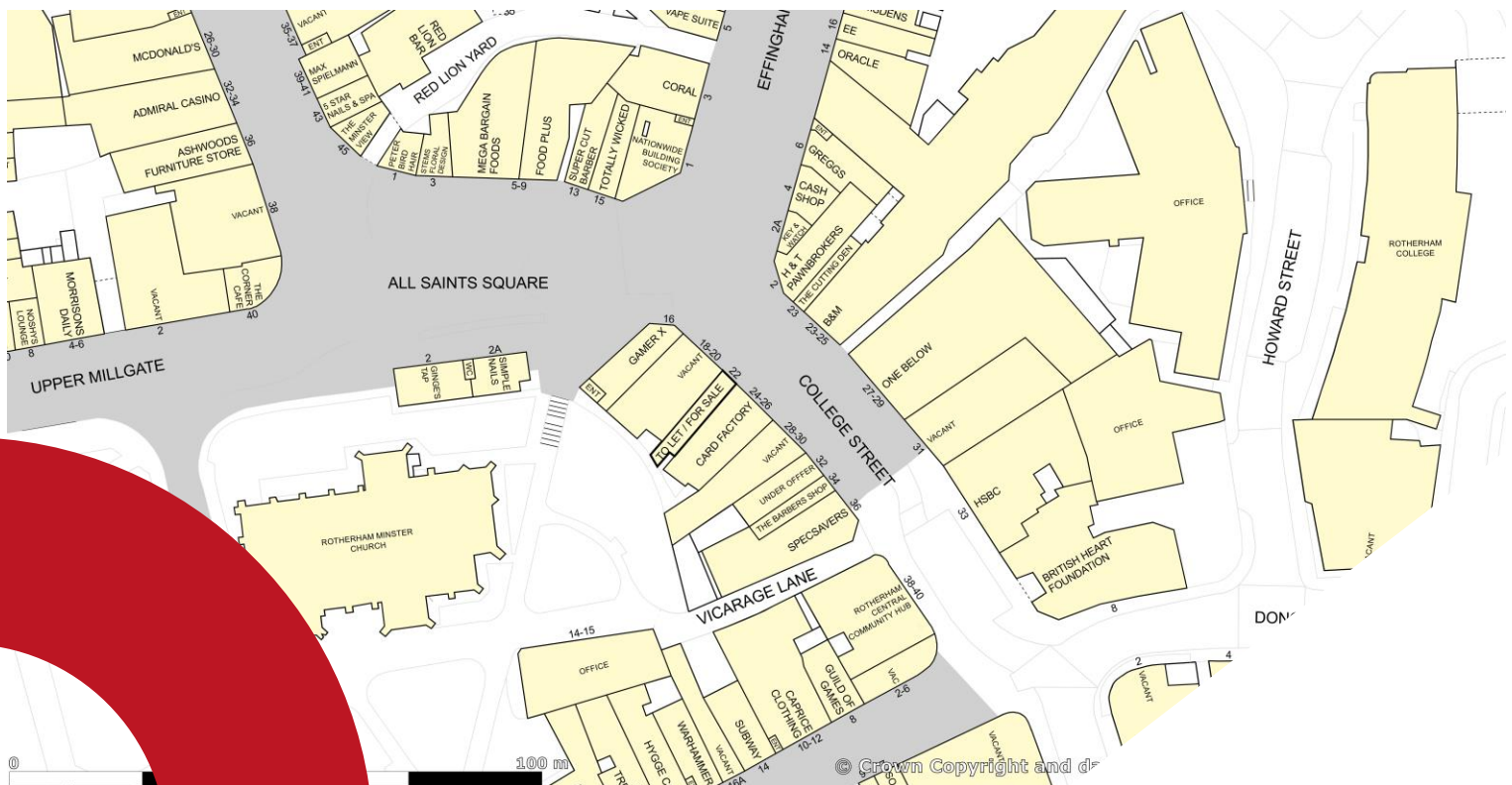
Description

The property itself comprises a three-storey development, offering a very modern ground floor retail sales area which was formerly occupied by O2. There are two further upper floors which offer storage, toilet facilities and a staff room. The ground floor benefits from suspended ceilings, and internal electrically operated security shutter and air conditioning which also provides heating.









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £6,900, listed as “Shop & 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 into any legal or financial commitment.

— Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 81 (Band D). A copy of the EPC is available online or on request.

— Terms

The property is available by way of a new Lease for a term to be agreed, at an initial rental of £15,000 p.a.

— Price

o/a £160,000



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.

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

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

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Registered in England: Company Registration Number: 06713512. VAT Number: 941 0499 27.



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