

FOR SALE

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Prime retail unit with highly-prominent frontage located immediately adjacent to Rotherham bus interchange.

1 College Walk, Frederick Street, Rotherham, S60 1QB.

Location

The subject property occupies an extremely prominent corner position in the heart of the town centre pedestrianised retail area, immediately adjacent to Rotherham bus interchange. The train station is also a two-minute walking distance away. The property can be found at the junction of Bridgegate, Frederick Street and the foot of Corporation Street, with the newly redeveloped Forge Island also minutes away.



Description

The property comprises of a two-storey retail building, configured to provide an open-plan retail sales area to the ground floor, with access directly from Frederick Street. The property has a fantastic and large, part-return frontage offering excellent exposure. The first floor is self-contained with a separate rear entrance at ground floor level, being last used as offices and stores. There is a toilet facility and kitchenette also at first floor level.

Accommodation

Approximate net internal floor areas (on VOA records):

Floor	ft ²	m ²
Ground	1,072	99.56
First	1,027	95.38
Total	2,099	194.94









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £18,500, 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.

— Tenure

Freehold.

— Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 116 (Band E). A copy of the EPC is available online or on request.

— Service Charge

TBC

— Price

o/a £130,000



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.

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