

TO LET / FOR SALE

CPR

COMMERCIAL
PROPERTY
ROTHERHAM



Three-storey office building with rear parking, with potential for alternative uses (subject to planning).

Royal Chambers, 8-12 Doncaster Gate, Rotherham, S65 1DJ.

Location

The subject property is located towards the bottom of Doncaster Gate, opposite its junction with Howard Street. The pedestrianised retail core of the town centre is a short walking distance away onto College Street. There is access to rear off-road parking via Wellgate. The bus interchange and train station are conveniently located within a five-minute walk.



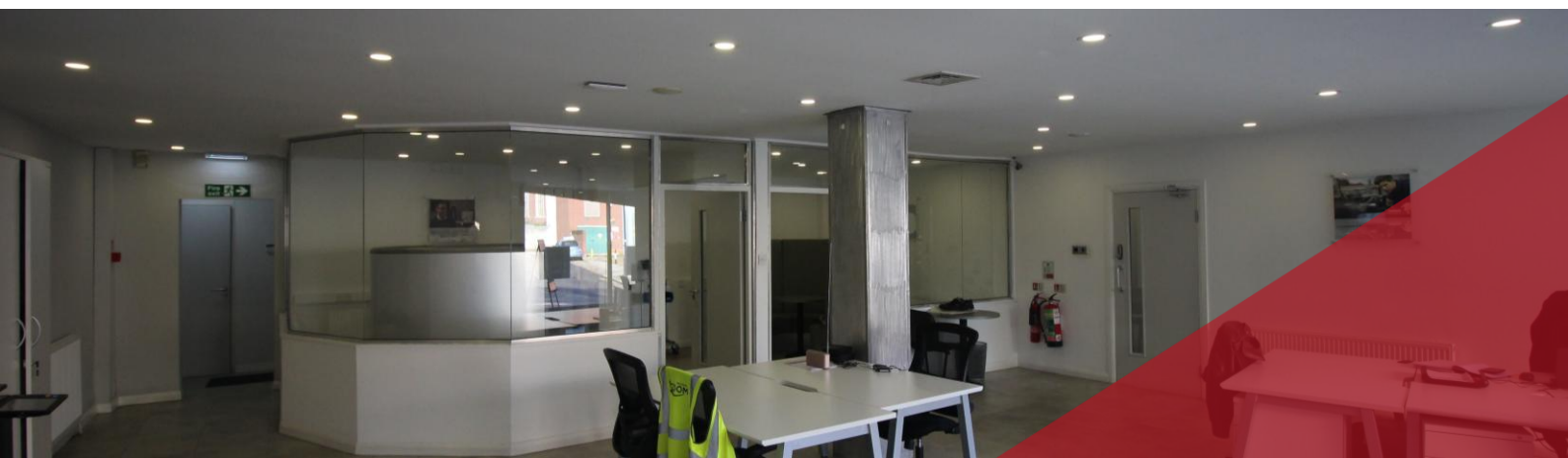
Description

Royal Chambers comprises of a detached three-storey office building and benefiting from rear car parking. The property provides an attractive stone façade, offering modern offices to all three floors with the ground floor providing a mixture of open-plan offices together with private glass-wall partitioned offices to the rear. The building offers a useful self-contained separate access from Doncaster Gate which leads to the first and second floors. There are further offices at second floor level. The top floor has been used as a gymnasium and could easily be converted back to office accommodation.

Accommodation

Approximate net internal floor areas:

Demise	ft ²	m ²
Ground Floor	1,092	101.45
First Floor	892	82.87
Second Floor	1,663	154.50
Total	3,647	338.82









— Rating Assessment

No. 12 Doncaster Gate is registered with a rateable value of £7,000 and is listed as “Shop & Premises”. Ground & First Floor, 8-12 Doncaster Gate is registered with a rateable value of £12,750 and is listed as “Offices & Premises”. Second Floor, 8-12 Doncaster Gate is registered with a rateable value of £4,900 and is listed as “Studio & Premises”. Please note that these figures do 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 gas, 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 59 (Band C). A copy of the EPC is available online or on request.

— Tenure

Freehold

Terms

The property is available to let as a whole, whilst consideration will be given to a letting of each floor or two floors together, at the following rentals:

Whole building: £26,000 p.a.

Ground Floor: £10,000 p.a.

First Floor: £6,250

Second Floor: £10,000 p.a.

Ground & First Floor: £16,000 p.a.

First & Second floor: £16,000 p.a.

— Price

o/a £250,000



For further information please contact:

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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

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

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