

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Retail unit forming part of an attractive development.

Unit 1, Atlas Court, Brinsworth Lane, Brinsworth, Rotherham,
S60 5DL.

Location

The subject property is situated within the attractive Atlas Court development in Brinsworth. This mixed-use scheme features a combination of commercial retail units at ground floor level, with self-contained residential apartments positioned above. The development benefits from a private car park at the front, and is well-located to serve the extensive surrounding residential catchment area, offering excellent convenience and footfall potential.

Accommodation

Approximate net internal floor areas:

Demise	ft ²	m ²
Ground Floor	673	62.52
Total	673	62.52

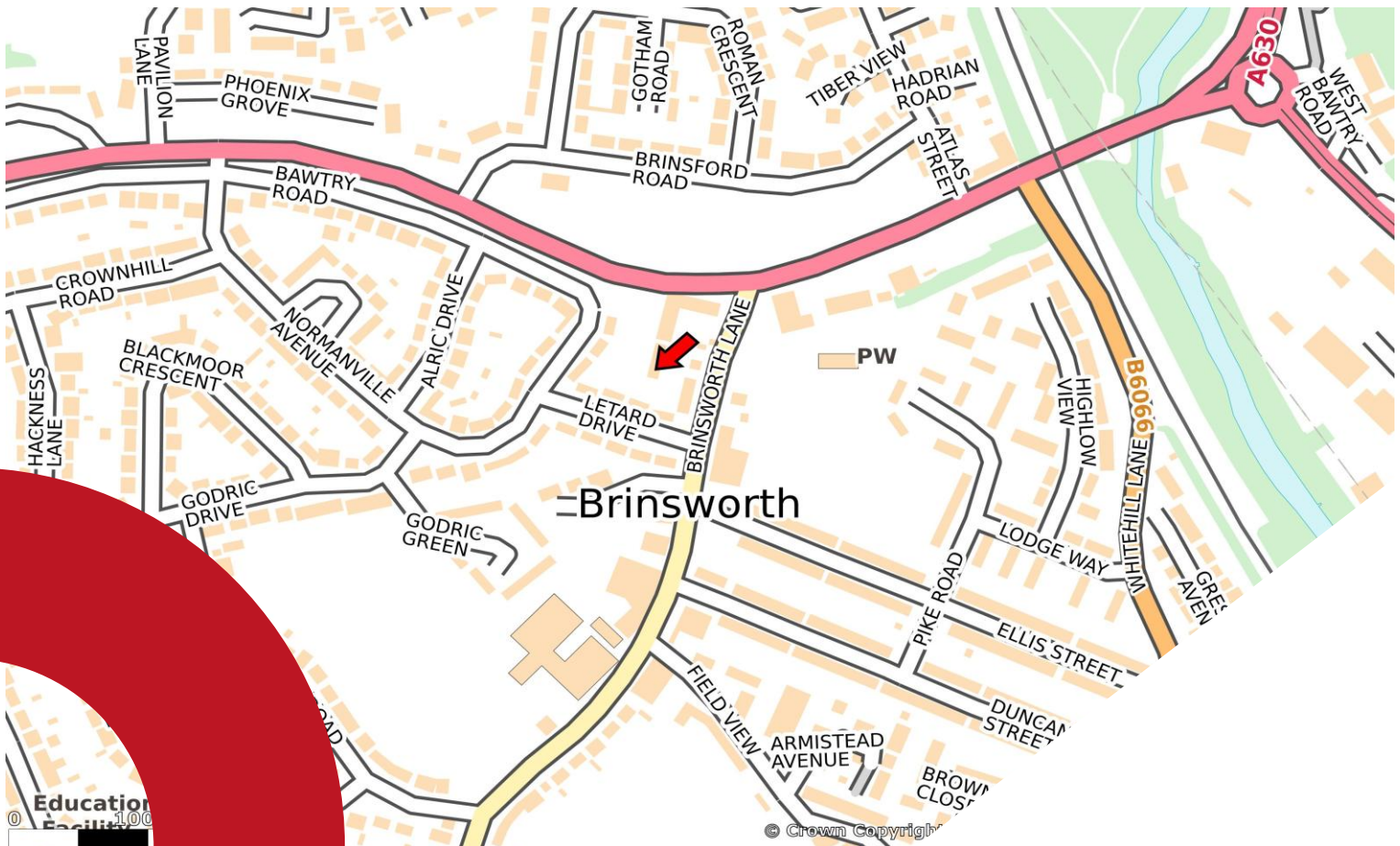
Description

A recent rare opportunity has arisen to occupy Unit One, which comprises of a single-storey terraced retail unit, forming part of the successful and attractive Atlas Court development. The unit benefits from an open-plan sales area with floor to ceiling height glazed frontage, which is protected by an electrically operated security shutter. The unit has a former commercial kitchen located in a separate room to the rear, and a toilet facility, together with one parking space to the forecourt car park. The property is suitable for a variety of retail trades, however, a nail / beauty salon user or any hot food takeaway user would not be permitted.









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £9,500, listed as “Hair Dressing Salon & 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 41 (Band B). A copy of the EPC is available online or on request.

— Terms

The unit is available by way of a new Lease at an initial rental of £775.00 + VAT / month.



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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