

TO LET

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM



Retail showroom / trade counter  
opportunity, with potential for  
alternative uses.

Green Lane, Wickersley, Rotherham, S66 2BS.

## Location

The subject property occupies an extremely prominent and well-known position, overlooking the busy junction of Bawtry Road and Green Lane in Wickersley. There are a range of commercial occupiers within immediate proximity including the Three Horseshoes Public House and Gas Lamp restaurant to name a few.

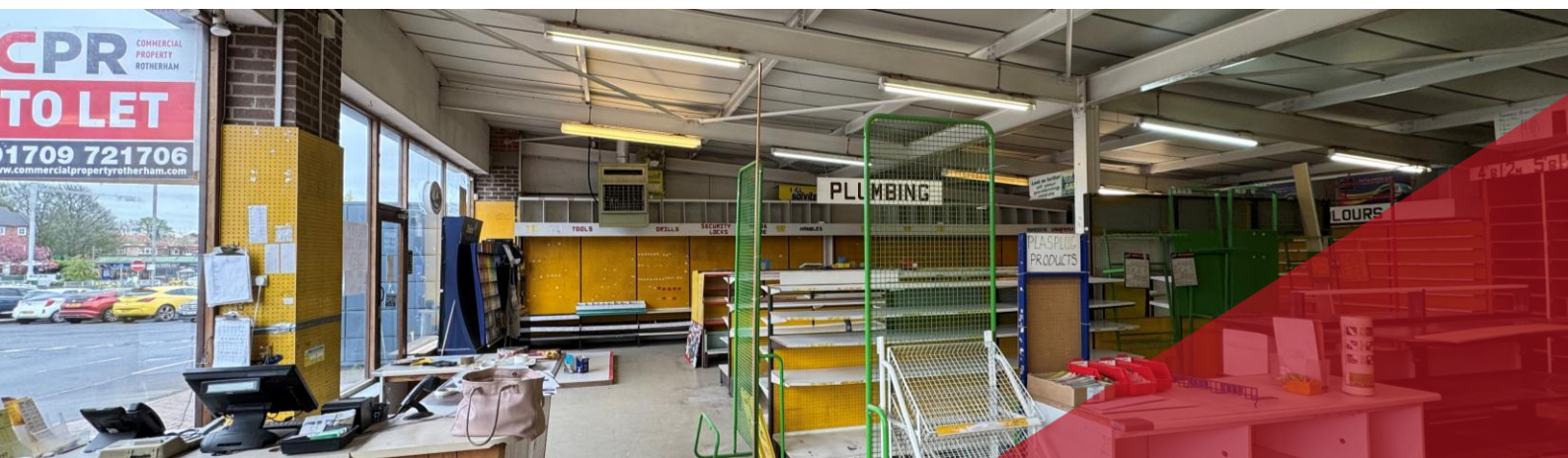
## Accommodation

Approximate gross internal floor areas:

Demise	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	1,996	185.44
<b>Total</b>	<b>1,996</b>	<b>185.44</b>

## Description

The subject property comprises of a single-storey retail warehouse unit, which has a mono-pitched roof. The main warehouse / showroom benefits from a gas-fired warm air blower. Lighting to the showroom areas is offered by way of fluorescent strip lighting. The property is configured to provide an open-plan public sales area, together with a small separate office / kitchenette and separate toilet facility. The property benefits from limited off-road parking immediately to the frontage.







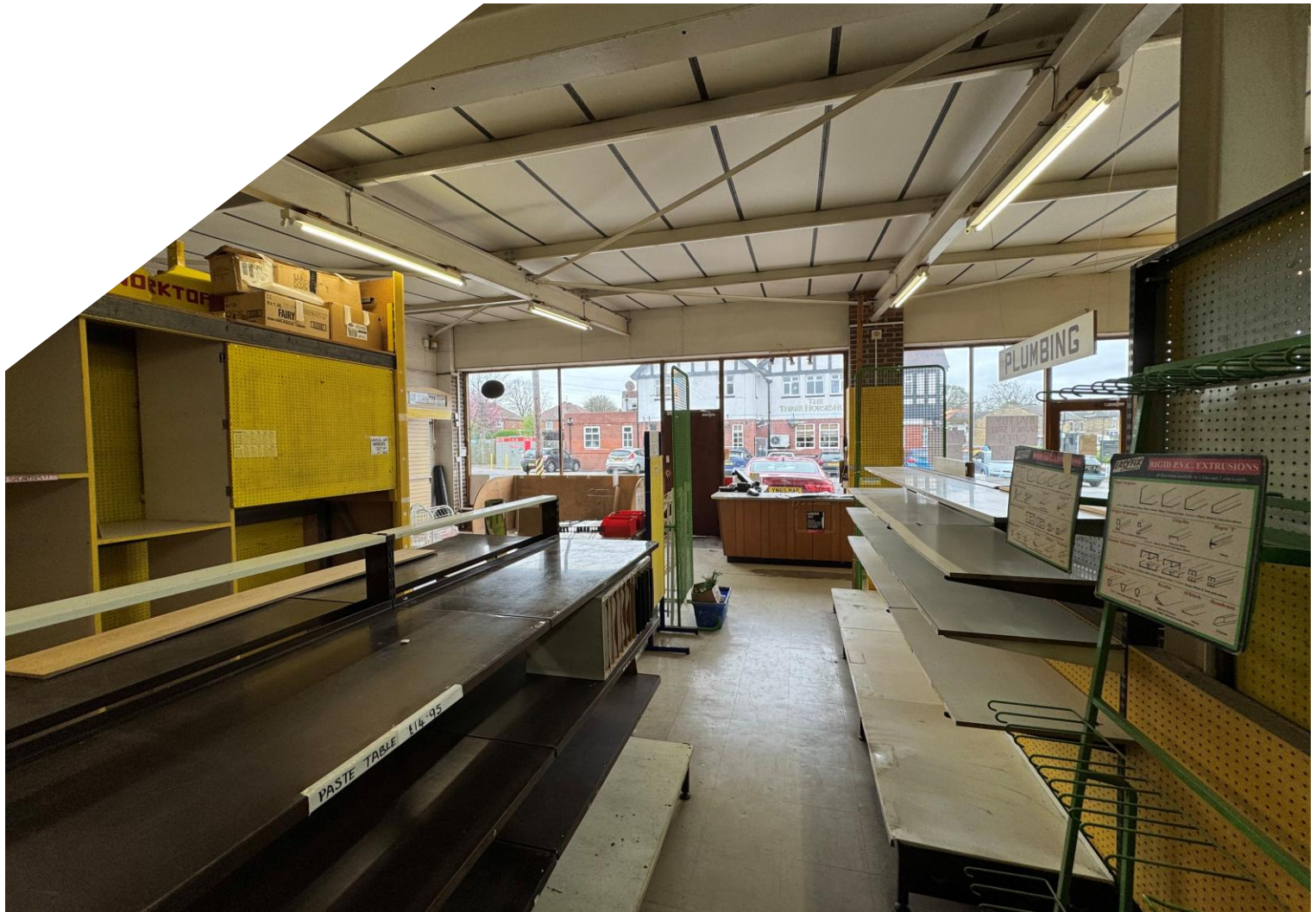












## — Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £30,250, 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.

## — Planning

The property has traded for many years as a public trade counter / showroom, whilst offering suitability for alternative uses. Seriously interested parties should liaise with the sole letting Agent regarding any specific use, followed by the Local Planning Department.

## — 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 into any legal or financial commitment.

## — Energy Performance Certificate

Currently being commissioned.

## — Terms

The property is available by way of a new Lease at a rental of £35,000 per annum.



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

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

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

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



**RICS**

the mark of  
property  
professionalism  
worldwide