

TO LET

CPR

COMMERCIAL
PROPERTY
ROTHERHAM



Ground Floor showroom / offices
with rear parking.

15 High Street, Rotherham, S60 1PT.

📍 Location

The subject property occupies a prominent position on High Street in Rotherham town centre, adjacent to the recently-opened “Snail Hill Pocket Park” which provides a pleasant landscaped public green space with seating. There are Café’s represented on the High Street, together with a variety of retailers, bars and restaurants within a short walking distance.

📄 Description

Fifteen High Street is offered to the market with suitability to the office user, or for a retail showroom. The property is configured to include a reception area, with a separate office / meeting room off, together with three further private offices. There is a kitchenette to the rear, which provides access to the rear car park, together with toilet facilities. The accommodation benefits from an electrically-operated security shutter to the frontage, together with gas-fired central heating, carpeted floors, and glass partitioning.

📄 Accommodation

Approximate net internal floor areas:

	ft ²	m ²
Ground Floor	854	79.34
Which includes:		
4 private offices		
Rear kitchenette		
Toilet facilities		
Total	854	79.34









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £13,500, listed as “Offices & Premises”.

Please note that this figure does not constitute the business rates payable.

— Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 99 (Band D). A copy of the EPC is available online or on request.

— 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.

— Terms

The accommodation is available by way of a new Lease at an initial rental of £15,000 per annum.

— 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.



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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