

**FOR SALE / TO LET**

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM



**Two-storey retail sales building.**



11 Frederick Street, Rotherham, S60 1QN.

[www.commercialpropertyrotherham.com](http://www.commercialpropertyrotherham.com)

# FOR SALE

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## Location

The property occupies a prominent position in Rotherham town centre, close to the main entrance to the busy Rotherham bus interchange. The property is also located close to the junction with Howard Street which is one of the busiest pedestrianised retail areas in the town centre, leading to Rotherham College.

The property is situated just minutes from Rotherham train station and along with footfall from both the bus interchange and College, Frederick Street connects with Howard Street which offers significant footfall.

## Accommodation

Approximate net internal floor areas:

	ft <sup>2</sup>	M <sup>2</sup>
Ground	867	80.55
First	980	91.05
Total	1,847	171.59

## Description

The subject property comprises of an inner-terraced retail sales shop, of traditional brick construction under a pitched and tiled roof. Windows are in aluminium double-glazed units. The property has a front entrance door directly off Frederick Street, and rear fire doors to the ground and first floor.

The property is configured over two floors, having essentially open-plan public retail sales accommodation at ground floor level, with storage accommodation at first floor level together with staff welfare facilities including toilets and a kitchenette. The property benefits from the following specification:

- Prominent glazed frontage.
- Electric security shutter inside front entrance door.
- Gas-fired central heating.
- Rear delivery yard.
- Open-plan sales area to the ground floor.
- Toilet facilities & kitchenette to the first floor.

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## Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £14,500, listed as "Shop & Premises". Please note that this figure does not constitute the business rates payable.

## Fixtures and 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.

## Tenure

Freehold

## Service Charge

A service charge of approximately £2,200 + VAT per annum is payable.

## 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 79 (Band D). A copy of the EPC is available online or on request.

## Price

**o/a £95,000**

## Terms

**The property is available at an initial rental of £12,000 p.a.**



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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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