FOR SALE
(business unaffected)

CPR COMMERCIAL PROPERTY ROTHERHAM



Retail sales shop, stores, rear warehouse, outbuilding, garage & 1-bed self-contained flat.

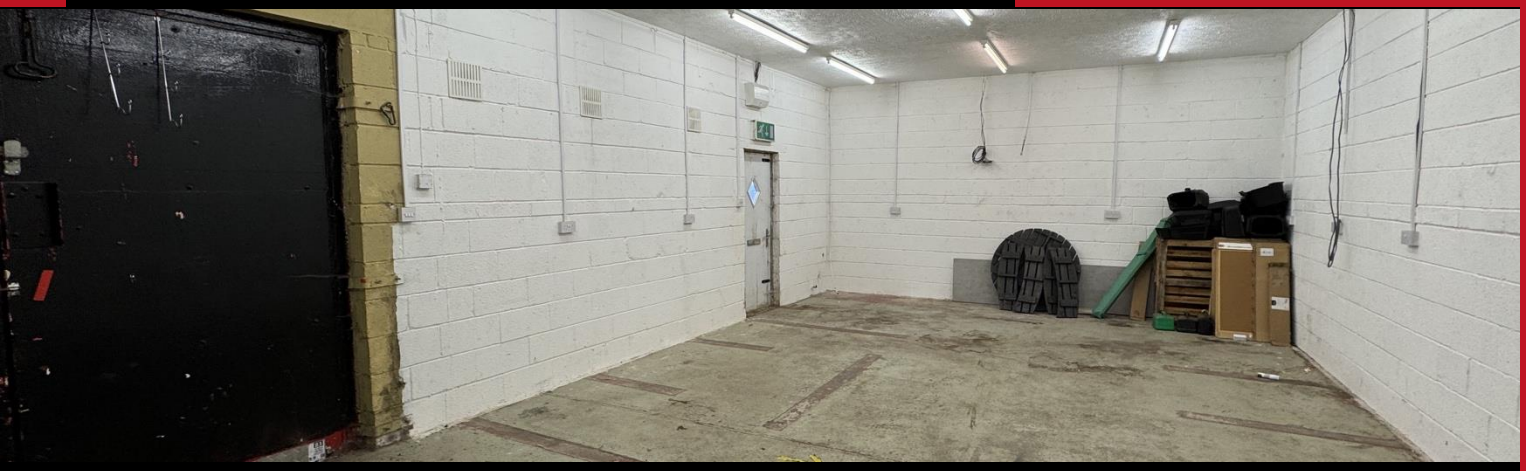
82 & 82a Broad Street, Parkgate, Rotherham, S62 6EQ.

www.commercialpropertyrotherham.com

FOR SALE

82 & 82a Broad Street, Parkgate, Rotherham, S62 6EQ.

CPR COMMERCIAL PROPERTY ROTHERHAM



Location

82 Broad Street sits in the heart of Parkgate, about two miles (approx.) north of Rotherham town centre. It is close to Parkgate Shopping Park and the Rawmarsh Road (A633) corridor, which leads south into the centre. The Rotherham Parkway (A630) and M1 junctions 33 and 34 are a short drive away.

Broad Street offers a range of local amenities and is a bus route with stops at nearby Foundry Street and near Aldwarke Road. The highly-successful Parkgate Retail World is located within a few minutes drive and is also within walking distance.

Accommodation

Approximate net internal floor areas:

	ft²	m²
Sales area	102	9.49
Stores	331	30.72
Warehouse	573	53.18
1-bed flat	251	23.35

Description

The subject property comprises of a mid-terraced retail sales building, whilst also benefiting from rear stores, a rear warehouse, basement cellar, an outbuilding, a concrete sectional garage, and a self-contained one-bedroom flat.

The retail sales shop is flush-fronted to Broad Street and would be suitable for a variety of trades or the beauty treatment profession / hair salon. There are rear stores that could be refurbished to create a kitchenette and staff room, whilst the rear warehouse benefits from steel loading doors, providing loading from the rear yard. At first floor level No.82a offers a self-contained one-bedroom flat, providing potential to generate separate income.

FOR SALE

82 & 82a Broad Street, Parkgate, Rotherham, S62 6EQ.

CPR COMMERCIAL PROPERTY ROTHERHAM







RICS

Barnsley & Rotherham Chamber of Commerce
The Ultimate Business Network

rightmove

FOR SALE

82 & 82a Broad Street, Parkgate, Rotherham, S62 6EQ.

CPR COMMERCIAL PROPERTY ROTHERHAM



RICS

Barnsley & Rotherham Chamber of Commerce
The Ultimate Business Network

rightmove

FOR SALE

82 & 82a Broad Street, Parkgate, Rotherham, S62 6EQ.

CPR COMMERCIAL PROPERTY ROTHERHAM





RICS

Barnsley & Rotherham Chamber of Commerce
The Ultimate Business Network

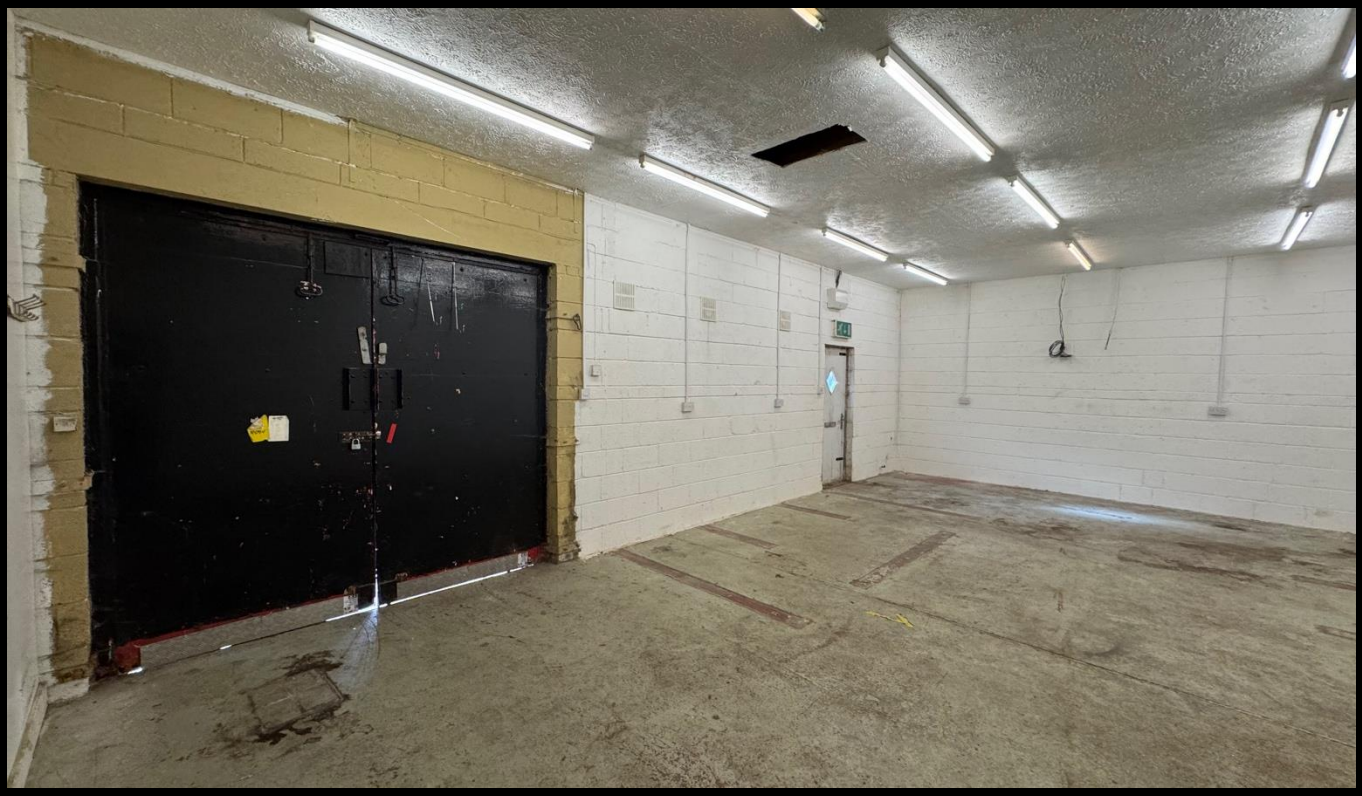
rightmove

FOR SALE

82 & 82a Broad Street, Parkgate, Rotherham, S62 6EQ.

CPR COMMERCIAL PROPERTY ROTHERHAM





RICS

Barnsley & Rotherham Chamber of Commerce
The Ultimate Business Network

rightmove

FOR SALE

82 & 82a Broad Street, Parkgate, Rotherham, S62 6EQ.

CPR COMMERCIAL PROPERTY ROTHERHAM

Rating Assessment

We have located a rateable value on the VOA of £3,700, and is listed as “Shop & Premises”, and listed under "K. Smith 82, Broad Street, Parkgate, Rotherham, South Yorkshire, S62 6EX.” Please note that this figure does not constitute the business rates payable.

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.

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.

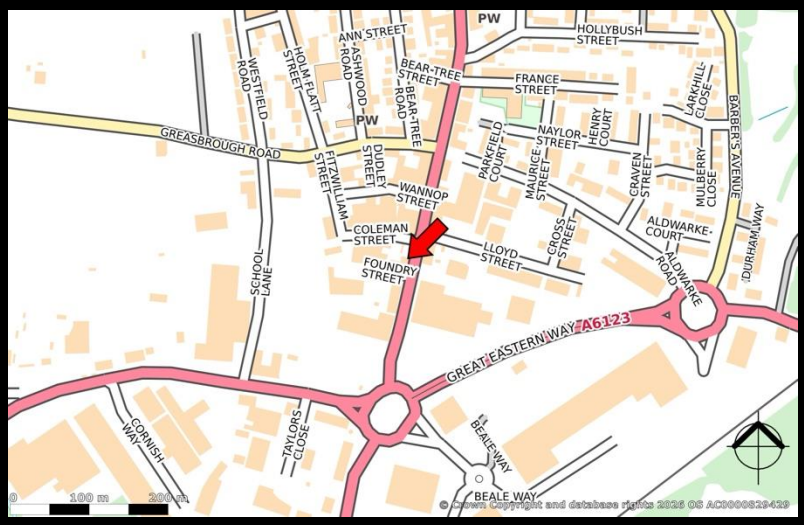
Energy Performance Certificate

The ground floor known as 82 Broad Strete has an Energy Performance Certificate (EPC) Rating of 128 (Band F), whilst the first floor known as 82 Broad Street has an EPC Rating of 53 (Band E). A copy of the EPC is available online or on request.

Tenure

Freehold

Price: o/a £125,000



RICS Barnsley & Rotherham Chamber of Commerce The Ultimate Business Network rightmove

FOR SALE

82 & 82a Broad Street, Parkgate, Rotherham, S62 6EQ.

CPR COMMERCIAL PROPERTY ROTHERHAM



For further information please contact:

Neil Keally
01709 721706
www.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
Registered Office Address: 39-43 Bridge Street, Swinton, Mexborough, South Yorkshire, S64 8AP.
Registered in England: Company Registration Number: 06713512. VAT Number: 941 0499 27.

RICS Barnsley & Rotherham Chamber of Commerce The Ultimate Business Network rightmove