

## FOR SALE / TO LET (DUE TO RELOCATION)

Freehold Office Building with  
9 parking spaces.

3,100 ft<sup>2</sup> (288.00 m<sup>2</sup>)

4 Doncaster Road, Wath upon Dearne,  
Rotherham, S63 7AL.



Messrs. Burgess Commercial for themselves and for vendors and lessors of this property whose agents they 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 use 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. Burgess Commercial has the authority to make or give any representation or warranty in relation to this property.

## LOCATION

Number four Doncaster Road occupies a prominent and well-known position fronting Doncaster Road and close to its junction with the Wath Roundabout and the A633 Dearne Way, in Wath upon Dearne. Adjacent occupiers include a veterinary practice and doctors surgery. A Tesco Superstore is located close by. The centre of Rotherham, Barnsley and Doncaster are all relatively equidistant and conveniently accessible.

## BRIEF DESCRIPTION

The subject property comprises a substantial two-storey semi-detached office building which benefits from 9 parking spaces. The property is configured with a mixture of private and open-plan offices, together with a public showroom / reception area to the side elevation. The property benefits from gas-fired central heating, air conditioning to parts, and a kitchen and staff room at ground floor level.

## ACCOMMODATION

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>		
Office	155	14.40
Office	280	26.01
Office	197	18.30
Open-plan office	728	67.63
Staff / Dining room	108	10.03
Separate gender W.C's.		
Kitchen	78	7.25
Cleaners cupboard	6	0.56
<b>First Floor</b>		
Comms room	79	7.34
Office	155	14.40
Office	101	9.38
Office	144	13.38
Office (currently filing room)	142	13.19
Open-plan office	702	65.22
Office	115	10.68
Store	110	10.22
<b>Total</b>	<b>3,100</b>	<b>288.00</b>

## RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £11,750 and is listed as "Offices and Premises". Please note this figure does not constitute the business rates payable.

## FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the incoming occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

## SERVICES

Mains electricity, gas, water and drainage are understood to be supplied and connected. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

## PLANNING

The property has been used for office purposes. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

## TENURE

Freehold.

## PRICE

o/a £245,000

## TERMS

Consideration will be given to a new Lease of the property, at an initial rental of £17,000 per annum.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of 77 (Band D). A copy of the EPC is available on request.

## VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

## MONEY LAUNDERING

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D.

## VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Burgess Commercial on 01709 721706.

## DISCLAIMER

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.



## Location Plan













