



## Ground floor convenience store to let.

50 Whitehill Lane, Brinsworth, Rotherham, S60 5JP.



## Location

The subject property occupies a highly-prominent position at the top of the B6066 Whitehill Lane, directly opposite its junction with Whitehill Road. The property is extremely well-known within Brinsworth, which comprises a very large residential catchment area. The property is located a short walking distance from Brinsworth Howarth Primary School.



## Description

The development offers a rare opportunity to refurbish a ground floor commercial retail unit which has been trading as a convenience store serving the community of Brinsworth and beyond for several decades. The property is configured to essentially provide a generally open-plan sales area which benefits from a double-frontage overlooking the main road. To the rear of the property there is a storeroom, kitchenette, toilet facility and small office. Pedestrian access is available to the rear.

## Accommodation

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Sales	942	87.52
Store	157	14.59
Office	64	5.95
Toilet facility		
<b>Total</b>	<b>1,219</b>	<b>113.25</b>









## ☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand that with effect from the 1<sup>st</sup> April 2023 the property will have a rateable value of £16,500, listed as “Shop & Premises.” Please note 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.

## 💧 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 in to any legal or financial commitment.

## 📄 Energy Performance

### Certificate

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

## 📋 Terms

The property is available by way of a new Lease, at an initial rental of £18,000 per annum.



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 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. 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