



## Attractive ground floor retail unit.

38-40 Bridgegate, Rotherham, S60 1PQ.



TO  
LET

## Location

The subject property occupies a highly-prominent position close to the junction of Bridgegate and Upper Millgate, in the heart of the pedestrianised retail area of Rotherham town centre.



## Description

An opportunity has arisen to occupy a former bank premises which offers generally open-plan showroom accommodation, and being suitable for a variety of retail uses. The accommodation further benefits from some individual office areas which if removed would extend the open-plan retail sales area. The property benefits from a prominent frontage to the busy Bridgegate / All Saints Square.

## Accommodation

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	2,711	251.86
<b>Total</b>	<b>2,711</b>	<b>251.86</b>





## ☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the property has a more than one rateable value.

## 💡 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.

## 🏠 Planning

The property is suitable for uses falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. A bar / takeaway / restaurant user would not be permitted. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

## 📄 Terms

The property is available by way of a new Lease at an initial rental of £12,000 p.a.

## 💧 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 multiple EPC's.



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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

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