



Commercial investment comprising 3 ground floor retail units plus first floor offices, & producing £23,100 per annum.

The Temperance Hall, 71-77 Wellgate, Rotherham, S60 2LZ.



FOR
SALE

📍 Location

The Temperance Hall is located close to the junction of Wellgate and Mansfield Road, opposite the Wellgate multi-storey car park. The area is one of a mixture of retail premises to Wellgate and professional and residential occupiers on Mansfield Road. Nearby occupiers include Wellgate Post Office, Lloyds Bank, together with a range of local amenities and independent retailers. The pedestrianised part of the retail core in the town centre is just a few minutes walking distance.



📄 Description

The Temperance Hall is a substantial stone-fronted development configured over two floors and comprising of three self-contained ground floor retail units all of which front Wellgate itself. Two of the units are accessed via a central communal entrance door and hallway. There are first floor offices separately let which are also accessed via the communal front entrance door. The development is fully let to 4 local businesses, offering a variety of users including a barbers, dessert bar and Thai massage facility.

✦ Accommodation:

Approximate net internal floor areas:

	ft ²	m ²
71 Wellgate	362	33.63
73 Wellgate	524	48.68
75 Wellgate	1,016	94.39
77 Wellgate	1,386	128.76





☆ Rating Assessment

We have consulted with the Valuation Office Agency which confirm the development has the following rateable value's listed:

Address	Rateable Value
71 Wellgate	£2,600
73 Wellgate	£5,800
75 Wellgate	£5,900
77 Wellgate	£9,700

💡 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.

☆ Tenure

Freehold.

📄 Energy Performance

Certificate

A copy of the EPC's are available online or on request.

☆ Tenancy's

Each unit is let as per the following Tenancy Schedule:

Address	Terms
71 Wellgate	7th September 2019 - expiring 1st December 2024. Rental: £3,300 p.a.
73 Wellgate	1st September 2020 - expiring 1st September 2026. Rental: £6,300 p.a.
75 Wellgate	1st June 2020 and expiring 1st June 2025. Rental: £7,500 p.a.
77 Wellgate	7 th September 2019 - expiring 1st December 2024. Rental: £6,000 p.a.

Total annual rental income: £23,100

📌 Price

o/a £245,000



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