



## Trade counter / workshop unit situated on the highly-successful Alexandra Centre.

Unit 22, Alexandra Centre, Rail Mill Way, Parkgate, Rotherham, S62 6JE.



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LET

## Location

The subject property forms part of the highly-successful Alexandra Centre retail park which is located close to Parkgate Retail World. The development has proved highly successful to a variety of trade counter operators whilst the unit is also suitable for warehouse / light industrial uses. There are a number of local retailers represented within the development, together with DFS and CSL sofa retailers situated immediately adjacent. Rotherham town centre is situated approximately 1½ miles to the south-west.



## Description



Unit 22 comprises of a mid-terrace warehouse which has been used as a trade counter for many years. The unit benefits from roller shutter door access to the frontage, providing excellent access for deliveries, separate W.C, small office, and an open-plan warehouse. The unit could also be used for light industrial trades. There are 3 dedicated parking spaces immediately to the frontage.

## Accommodation

Unit	ft <sup>2</sup>	m <sup>2</sup>
21	1,506	139.91
<b>Total</b>	<b>1,506</b>	<b>139.91</b>

## ☆ Rating Assessment

The unit will require a new assessment and is currently assessed with the adjacent two units.

## 💡 Fixtures & Fittings

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

## 📋 Planning

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

Unit	Rental / month.
22	£1,000

## 💧 Services

Mains electricity, gas, 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.

## 📄 Energy Performance Certificate

The unit currently has an EPC as part of the adjacent two units and will require a new EPC commissioning.

## 📄 Service Charge

An Estate Service Charge is levied at the Alexandra Centre for the upkeep of the Estate grounds. Further details are available on application.



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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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