



# Two-storey office building with parking to let.

4 High Street, Braithwell, Rotherham, S66 7AL.



TO  
LET

—  **Location**

The subject property is situated in the village of Braithwell, approximately 7 miles south-west of Doncaster town centre, and 8 miles north-east of Rotherham town centre. Braithwell has good access to the M18 motorway and onwards to the M1 motorway.



 **Description**

The property comprises a The subject property comprises of a two-storey commercial office building of traditional stone construction, and benefiting from generally open-plan office accommodation, whilst having the benefit of an off-shot private office to the ground floor which could be used as a meeting or training room, or simply a large private office. There is also a separate private office to the first floor. The property is thereafter configured to provide a generally open-plan office area to the ground floor with a storage room, kitchenette and toilet facilities, and further open-plan offices to the first floor. Outside there is the availability of a generously sized car park which is not marked with parking bays but could easily accommodate 10 domestic vehicles. The property also benefits from gas-fired central heating.

 **Accommodation**

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	986	91.60
First Floor	938	87.14
<b>Total</b>	<b>1,924</b>	<b>178.75</b>









## ☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the property has two separate rateable value's. Please liaise with the Local Authority regarding business rates and the availability of any Small Business Rates Relief.

## 💡 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 has been used for office purposes. An office user is required with any alternative uses not permitted.

## 💧 Services

Mains gas, 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.

## ❗ Terms

The property is available by way of a new Lease, at a rental of £12,000 per annum.

## 📄 Energy Performance Certificate

Currently being commissioned.



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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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