

Attractive prime retail unit forming part a long-established indoor shopping centre which is located immediately adjacent to the busy Rotherham Bus Interchange.

Unit 17, College Walk Shopping Centre, Rotherham, S60 1QB.



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Location

College Walk Shopping Centre is located in the heart of Rotherham Town Centre and immediately adjacent and connecting directly into the Rotherham Transport Bus Interchange. The development has several retailers represented including Warren James, Bodycare and Subway. There is also a multi-storey car park located immediately to the rear.



Description

The subject development provides an attractive and busy indoor retail centre comprising of 17 modern retail units. Unit 17 offers open-plan retail showroom space which is suitable for a variety of uses. The unit has a prominent glazed frontage to the shopping centre and within sight of the main entrance doors that lead directly into the busy transport interchange. The property also benefits from office / storage accommodation at first floor level.

Accommodation

Approximate net internal floor area:

	ft ²	m ²
Ground Floor	901	83.71
First Floor	543	50.45
Total	1,444	134.16



☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand that with effect from the 1st April 2023 the property will have a rateable value of £13,250, 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 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. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

🏠 Service Charge

A service charge is levied for the maintenance and repair of the retail centre. Further details are available on application.

📄 Terms

The unit is available by way of a new Lease at a rental of £15,000 + VAT per annum. 4 months rent-free period is available, subject to satisfactory terms being agreed.

🔥 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 95 (Band D). A copy of the EPC is available online or on request.



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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

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 us 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.

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