



Former hair salon being ideal for the same use, whilst offering suitability for alternative retail uses.

32 High Street, Rotherham, S60 1PP.



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📍 Location

The subject property occupies a prominent position near the top of High Street in Rotherham town centre, & benefits from a return frontage. The rear of the property overlooks the attractive Minster. There is on-street parking available on nearby Moorgate Street whilst longer-stay parking is available on Westgate and Wellgate.



📝 Description

The subject property comprises of a two-storey retail sales building which is presently occupied and used as a hair salon. The property benefits from the following specification:

Ground floor salon generally open-plan.

First floor stores which could be used as treatment / consulting rooms for beauty treatment should a hair & beauty user be found.

Prominent position benefiting from useful return frontage.

Suitability for alternative retail uses.

📏 Accommodation

Approximate net internal floor area:

	ft ²	m ²
Ground Floor	530	49.24
First Floor	101	9.38
Total	631	58.62





☆ Rating Assessment

The property has been removed from the valuation list.

💡 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 any legal or financial commitment.

🏠 Planning

The property has been used as a printing workshop together with front retail sales shop. The property offers suitability to a variety of alternative uses, some of which may be subject to obtaining the necessary planning consent. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

☆ 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 a Rating of 92 (Band D). A copy of the EPC is available online or on request.

📄 Terms

The property is available by way of a new Lease at a rental of £14,000 per annum.



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