

TO LET

Fully refurbished lock-up retail unit.

345 ft² (32.05 m²)

Unit B, Rear of 43 Bridgegate, Rotherham, S60 1PL.



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 lessees and do not constitute, nor constitute part of, an offer or contract: (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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.

LOCATION

The subject property is located within the heart of Rotherham's pedestrianised retail area within the town centre, and within a short walking distance of the bus interchange and rail station. The property is accessible via Bridgegate and also Effingham Street, and is situated within the Red Lion Yard.

BRIEF DESCRIPTION

The unit offers a turn-key opportunity to occupy an impressively refurbished lock-up retail unit which benefits from LED lighting, painted and plastered walls, new shop frontage, modern tiled floors, and accessible toilet. The unit has an open-plan layout and is suitable for a variety of Class A1 retail uses.

ACCOMMODATION

Approximate net internal floor area:

	ft ²	m ²
Ground Floor		
Sales area	345	32.05
Accessible W.C.		
Total	345	32.05

RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £11,500 and is listed as "Shop & Premises". Please note this figure does not constitute the business rates payable.

FIXTURES & FITTINGS

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

SERVICES

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

PLANNING

The property is suitable for uses falling within Class A1 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005. 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

The unit is available by way of a new Lease, at a rental of £350 / month.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of 59 (Band C). A copy of the EPC is available on request.

VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

MONEY LAUNDERING

The Money Laundering Regulations currently place a legal requirement on a prospective Tenant to provide two acceptable forms of I.D.

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Burgess Commercial on 01709 721706.

DISCLAIMER

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 Tenant's satisfy themselves as to their accuracy prior to purchase or entering into a Lease.





