

FOR SALE

Freehold Land comprising a self-contained,
fully secured fenced & gated site with two
points of vehicular access.

0.84 acres (0.33 HA)

Claire Court, off Rawmarsh Road, Rotherham, S60 1RU.



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 land is situated on the periphery of Rotherham town centre, between the A630 (Centenary Way) and the A633 Rawmarsh Road with Rotherham town centre being approximately ½ mile to the South and Parkgate Retail World Shopping Centre approximately 1 mile to the North. The location benefits from easy access to Junctions 33 and 34 of the M1 motorway together with the centres of Rotherham, Sheffield and Doncaster.

BRIEF DESCRIPTION

A very rare opportunity has arisen to acquire a level, self-contained plot of land which benefits from the following:

- Fully secure with steel palisade fencing to the perimeter.
- Two points of vehicular access via steel palisade gates.
- Concrete & hardcore surface.
- All mains services available.
- Infrastructure in-situ for 8.No towers ready to facilitate CCTV & flood lighting.

SITE

The site extends to 0.84 acres (0.33 HA)

RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the site has a rateable value of £9,400 and is listed as "Car Park & Premises", with a second rateable value having been removed from the rating list. 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 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.

SERVICES

Mains electricity, gas, water and drainage are understood to be connected to the site. 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 land presently benefits from planning consent for use as a car park. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

TENURE

Freehold.

PRICE

o/a £375,000

VAT

VAT at the prevailing rate will be levied on the sale price.

MONEY LAUNDERING

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

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Commercial Property Rotherham 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 Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.



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