

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 <sup>2</sup>	m <sup>2</sup>
Ground Floor	901	83.71
First Floor	543	50.45
<b>Total</b>	<b>1,444</b>	<b>134.16</b>



## ☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £25,000 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 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.

## 🏠 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.

## 📄 Terms

The unit is available by way of a new Lease at a rental of £25,000 + VAT per annum. Incentives may be available, subject to the terms 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.

## 🏠 Service Charge

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



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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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