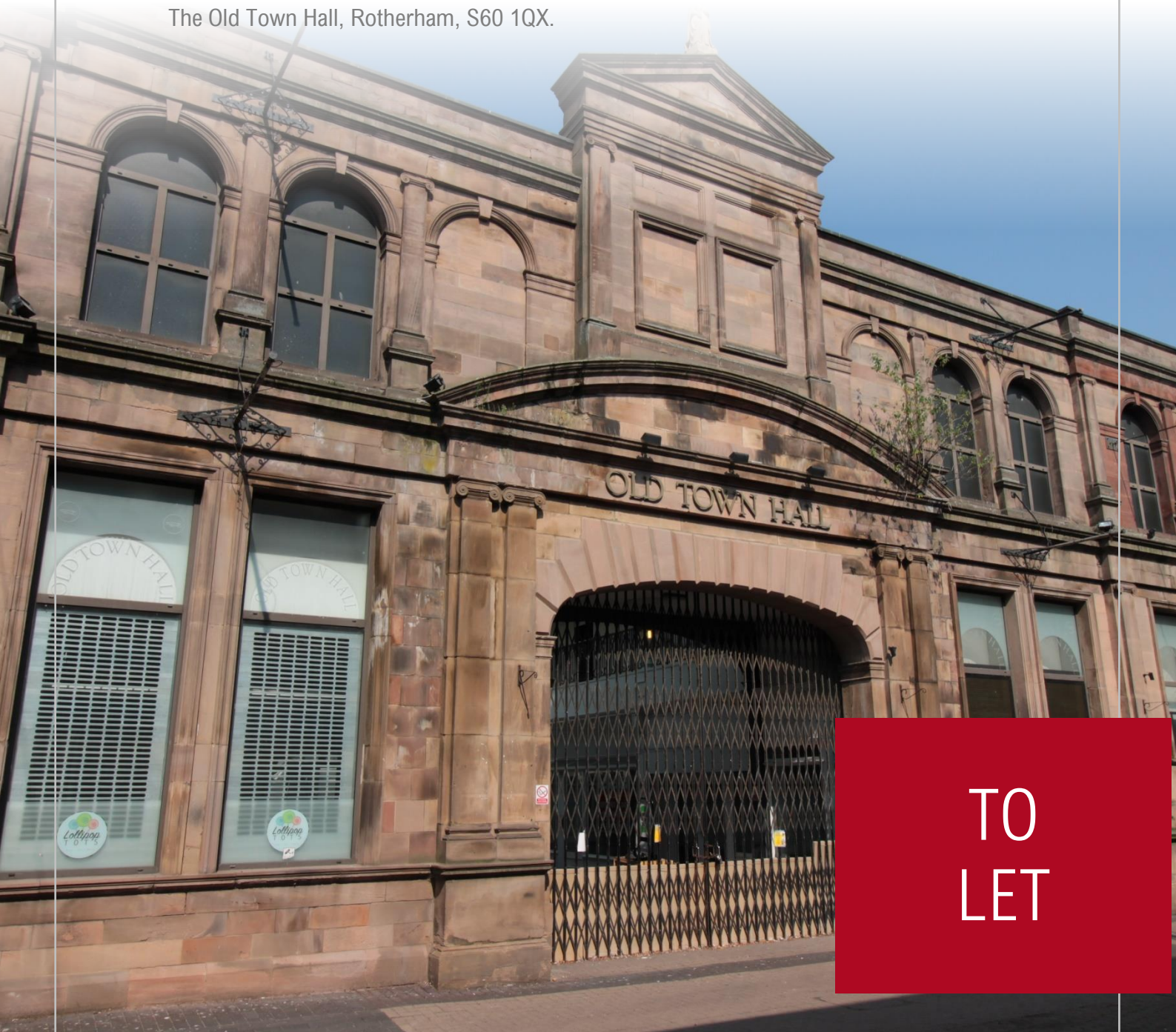




Ground floor retail units within an attractive retail centre, centrally located & within a few minutes walking distance from Rotherham Transport Interchange.

The Old Town Hall, Rotherham, S60 1QX.



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## Location

The Old Town Hall is located within the heart of Rotherham town centre and the pedestrianised retail area. Access into the development is excellent and can be via either Howard Street or Effingham Street. Rotherham bus interchange is just a few minutes' walk down Howard Street, where there is also a multi-storey car park.



## Description

The Old Town Hall is an iconic town centre retail centre which offers attractive retail accommodation suitable for a variety of uses. The units are self-contained and offer excellent security.

## Accommodation

Approximate net internal floor areas:

Unit	ft <sup>2</sup>	m <sup>2</sup>
5	500	46.45
8	648	60.20
18	602	55.93

## ☆ Rating Assessment

Enquiries in respect of business rates should be made with the Local Authority.

## 💡 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 units are available on flexible terms, with the following rentals available:

Unit	Monthly Rental
5	£625 +VAT
8	£810 +VAT
18	£753 +VAT

## 💧 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

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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