

FOR SALE

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Trade Counter / light industrial unit.

Unit 3, Cornish Way, Barbot Hall Industrial Estate, Rotherham, S62
EG.

📍 Location

The subject property occupies a highly-prominent position at the junction of Magham Way and Cornish Way, within the highly-successful and long-established Barbot Hall Industrial Estate in Rotherham. The property is within walking distance of the Parkgate Retail World whilst being within a ten-minute drive from Rotherham town centre, which is situated just two miles to the south.

📄 Accommodation

Approximate gross internal floor areas:

	ft ²	m ²
Showroom	4,640	431.07
Warehouse	4,575	425.03
First Floor offices	3,448	320.33
Mezzanine stores	1,606	149.20
Mezzanine extension	2,804	260.50
Total	17,073	1,586.13

📄 Description

The subject property comprises of a light industrial unit which has been used as a trade counter for many years. The property is configured to provide a showroom to the front elevation which benefits from a full-height glazed frontage, together with offices at both ground and first floor level, mezzanine stores, and a warehouse which is accessible via two useful roller shutter doors to the side elevation. The unit benefits from a concrete-surfaced car park and yard around the perimeter of the building. The warehouse and offices benefit from LED lighting and there are LED floodlights to the exterior.









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £61,500, listed as “Warehouse & Premises”. Please note that this figure does not constitute the business rates payable.

— 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 into any legal or financial commitment.

— Tenure

Freehold

— 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 77 (Band D). A copy of the EPC is available online or on request.

— Service Charge

A nominal Estate service charge is levied.

— Price

£1,000,000



For further information please contact:

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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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Registered in England: Company Registration Number: 06713512. VAT Number: 941 0499 27.



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