



## Ground Floor Retail Sales Shop.

20 Howard Street, Rotherham, S60 1QU.



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## Location

Howard Street provides one of the main and busiest retail streets in Rotherham town centre. The north-western side of Howard Street leads into Rotherham Bus Interchange, with the south-eastern side leading to the College. Access into Rotherham indoor market is also opposite. Other nearby occupiers include the Halifax & Boots.



## Description

The subject unit comprises of a ground floor retail sales unit with suitability for a wide variety of retail trades. There is a sales counter to the rear which can be removed by the Landlord if not required. Toilet facilities are available off the sales area. The unit has an excellent frontage to Howard Street.

## Accommodation

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	2,158	200.48



## ☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £24,750 and is listed as "Betting 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 £18,000 per annum.

## 💧 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.



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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

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