

## TO LET

Brand new ground floor commercial premises,  
with potential for showroom / leisure / offices, subject to planning.

1,184 ft<sup>2</sup> (110.00 m<sup>2</sup>)

Alagu Close, Mexborough, S64 9AE.



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 use 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.



**RICS**

the mark of  
property  
professionalism  
worldwide

Director: N.A. Keally BSc (Hons) MRICS

Commercial Property Rotherham is a trading name of Burgess Commercial Ltd.

Registered Office Address: The Old Grammar School, 13 Moorgate Road, Rotherham, S60 2EN.

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

## LOCATION

This ground floor commercial unit occupies a prominent position facing the junction of Highwoods Road and Alagu Close in the township of Mexborough. The principle retail area of Mexborough town centre is approximately one mile to the south-east. The immediate vicinity is predominately a large residential catchment area, whilst the accommodation itself is attached to Mexborough Medical Centre.

## BRIEF DESCRIPTION

The subject accommodation comprises of the Mexborough Medical Centre which includes a large GP surgery, and offers brand new unused commercial space. The existing surgery benefits from up to approximately 250 visitors per day. The subject accommodation benefits from an open-plan configuration, having been left with a first-fix fit out. Walls are presently in exposed blockwork with an exposed finished concrete floor slab. Second fix and a fit-out bespoke to the nature of the incoming business can be undertaken with incentives offered to some of the necessary works. The vacant accommodation forms part of a Potential uses could include offices, retail showroom, or medical / fitness, subject to obtaining the necessary planning consent. A car park is situated to the rear, whilst on-street parking is also available. The site also benefits CCTV. There are vacant office suites at first floor level which are available to let by separate agreement.

## ACCOMMODATION

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	1,184	110.00
<b>Total</b>	<b>1,184</b>	<b>110.00</b>

## RATING ASSESSMENT

The premises require re-assessing upon planning consent being granted to an incoming Tenant. The Tenant shall be responsible for any 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, water and drainage are understood to be supplied and connected. 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

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 premises are available by way of a new Lease at an initial rental of £14,000 p.a.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of 31 (Band B). A copy of the EPC is available online or on request.

## VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

## MONEY LAUNDERING

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

## VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Burgess Commercial 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.



