

## TO LET

Refurbished first & second floor offices.

523 ft<sup>2</sup> (48.59 m<sup>2</sup>)

16a Bridgegate, Rotherham, S60 1PQ.



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.

## LOCATION

The subject property is located on Bridgegate which forms part of the principal retailing area of Rotherham town centre. Nearby occupiers include McDonalds, Ladbrokes, Betfred, Yorkshire Bank, and Barclays Bank.

## BRIEF DESCRIPTION

The subject accommodation has recently been refurbished and provides modern office accommodation configured over two floors. There are private offices on the first floor with a reception office, together with a kitchen and toilet facilities at first floor level.

## ACCOMMODATION

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
<b>First Floor</b>	436	40.51
<b>Second Floor</b>	87	8.08
<b>Total</b>	<b>523</b>	<b>48.59</b>

## RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £3,950 and is listed as "Offices & 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.

## 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

The property is suitable for uses falling within Class A2 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2010. 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 accommodation is available by way of a new Lease at a rental of £495.00 / month.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of 120 (Band E). 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.