

## TO LET

Ground and first floor retail premises comprising  
3,400 ft<sup>2</sup> approx. (315.87 m<sup>2</sup>) together with rear warehouse/store of  
354 ft<sup>2</sup> (32.88 m<sup>2</sup>)

67-71 Laughton Road, Dinnington, Sheffield, S25 2PN



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 forms part of the prominent frontage to Laughton Road, the principal retailing area of the Dinnington township. Nearby occupiers include for Nottingham Building Society, Reeds Rains, Fulton Foods, Superdrug and William Hill.

## BRIEF DESCRIPTION

The subject property comprises a substantial two-storey retail unit together with ancillary accommodation, suitable for a range of uses, potentially including for leisure or restaurant, subject to planning consent. The property benefits from security shutters to the front elevation and to the rear is a small detached warehouse/store.

## ACCOMMODATION

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>		
Sales area	1,600	148.64
Stock room	44	4.08
Office	103	9.56
Stock room	104	9.66
<b>First Floor</b>		
Sales area	1,000	92.96
Stock room	429	39.85
Warehouse/store	354	32.88
<b>Total</b>	<b>3,634</b>	<b>337.63</b>

## RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £21,000 and is listed as 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 incoming 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 potentially suitable for uses falling within Class A1, A2 and A3 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005. 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 property is available by way of a new Lease on full repairing and insuring Terms at a rental of £20,000 per annum exclusive.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of "98" (Band D). A copy of the EPC is available on request.

## VAT

VAT will be levied on rental.

## 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 Tenant's satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

