

FOR SALE

Two-storey commercial premises formerly trading as a highly-successful café, & offering potential for alternative uses.

572 ft² (53.14 m²)

29 Douglas Street, Rotherham, S60 2DZ.



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 occupies a prominent position fronting Douglas Street and close to the junction with the busy Mansfield Road, in the centre of a mixed-use area of large offices including the Employment Centre, and opposite a block of apartments.

BRIEF DESCRIPTION

The development comprises of a two-storey former Café, benefitting from dining over two levels and having been modernised in recent years. The property also has a small amount of patio to the frontage which was also used by diners. Whilst the former use would remain desirable, a coffee shop, dessert bar, beauty salon / brow bar, or office use would also be suitable, subject to planning consent being obtained where necessary.

ACCOMMODATION

Approximate net internal floor area:

	ft ²	m ²
Ground Floor	319	29.64
First Floor	253	23.51
Total	572	53.14

RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £2,425 and is listed as "Café & 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, gas, 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 was previously trading as a Café. Alternative uses may require planning consent for change of use. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

TENURE

Freehold.

PRICE

o/a £125,000

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of 97 (Band D). 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 purchaser 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.

Ground Floor





First Floor

