



Basement commercial premises suitable for a variety of uses.

Basement, 11 Corporation Street, Rotherham, S60 1NG.

A photograph of a large, empty basement commercial premises. The room has a dark ceiling with recessed lighting and several square ventilation grilles. The floor is made of dark wood-look planks. There are several white-painted concrete pillars supporting the ceiling. In the background, there are steps leading to a slightly higher level. On the right side, there is a dark wooden door set into a white wall with decorative paneling.

TO
LET

Location

The subject property is located on Corporation Street in Rotherham town centre. The bus interchange is situated close by at the bottom of Corporation Street, whilst the train station is just minutes away. The redevelopment of the Forge Island mixed-use scheme will emerge in 2022 which is located opposite. The heart of the town centre principal retail area is a short walking distance away.



Description

The subject accommodation offers wide potential for a variety of alternative uses, some of which may require planning consent, having been previously used as a nightclub for many years, and more recently as a small theatre / performing arts. There are toilet facilities and a separate former kitchen, together with a bar area. This opportunity could be of interest for use by young people with fantastic access to public transport.

Accommodation

	ft ²	m ²
Basement	2,181	202.62



☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £11,700 and is listed as “Art Space & 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

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 £750.00 + VAT per month.

💧 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 116 (Band E). A copy of the EPC is available online or on request.



01709 721706

commercialpropertyrotherham.co.uk

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

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 us 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.

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.



RICS

the mark of
property
professionalism
worldwide