

## Ground floor retail sales showroom with self-contained first floor offices.

79 & 79A Wellgate, Rotherham, S60 2LZ.



FOR  
SALE /  
TO LET

## Location

The property is situated at the junction of Wellgate and Clifton Mount, with Mansfield Road also being located close by. The area is one of a mixture of retail premises to Wellgate and professional and residential occupiers on Mansfield Road. Nearby occupiers include for Wellgate Post Office, Lloyds Bank, together with a range of local amenities. There is a new residential scheme located opposite on the junction of Wellgate and Hollowgate.



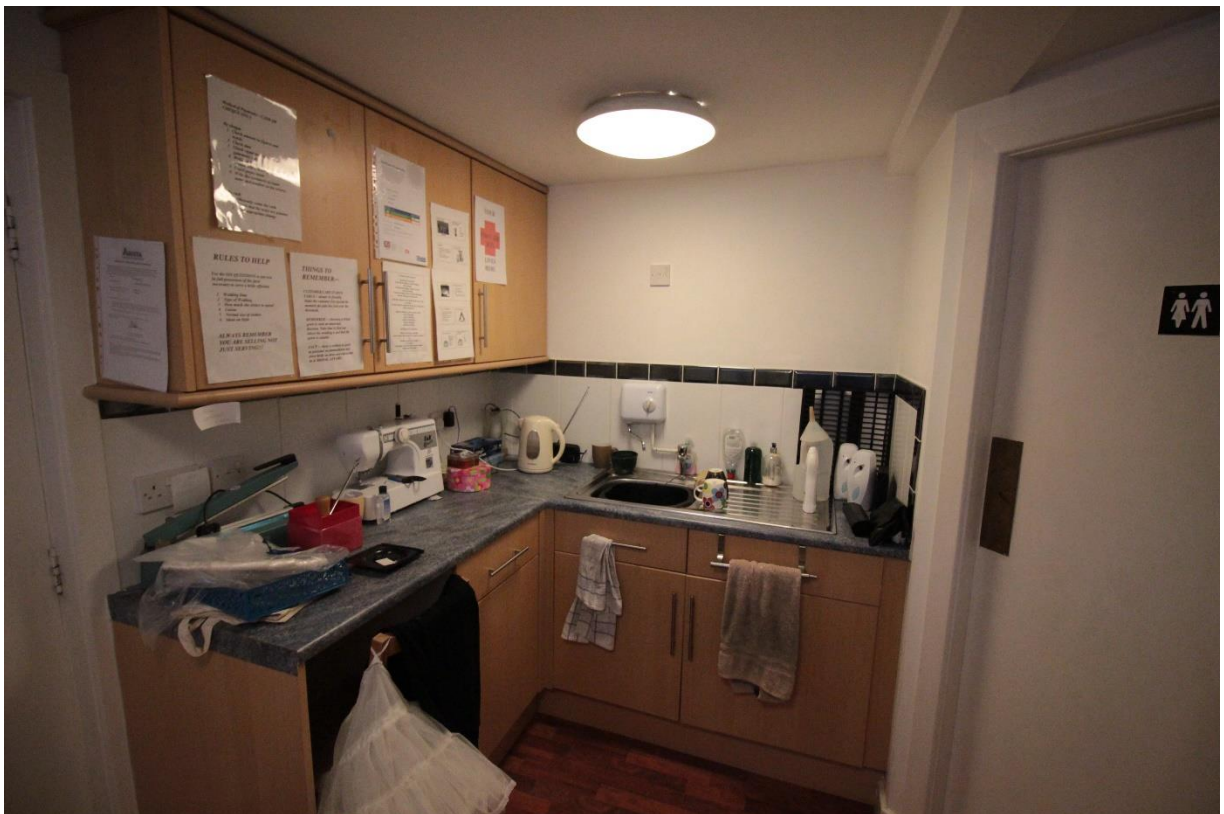
## Description

The subject property comprises a predominantly two-storey end of parade property, flush fronted to Wellgate. The ground and first floor accommodation are entirely self-contained, with access to the first floor offices being via Clifton Mount. The ground floor accommodation is presently trading as a Bridal Shop, with the Tenant's Lease due to expire in July 2022. The first floor accommodation is utilised for office purposes.

The property benefits from a prominent frontage display, partial air-conditioning and is well presented to all aspects. The basement cellar accommodation has been significantly improved to provide a small office area together with a good storage facility.

## Accommodation

	ft <sup>2</sup>	m <sup>2</sup>
Basement	328	30.47
Ground Floor	742	68.94
First Floor	637	59.18
<b>Total</b>	<b>1,707</b>	<b>158.59</b>







## ☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the ground floor has a rateable value of £10,250 and is listed as "Shop & Premises." The first floor known as 79A Wellgate has a Rateable Value of £3,800 and listed as "Offices & Premises". Please note these figures do 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

The property is suitable for uses falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

## ❗ Price

o/a £145,000

## ❗ Terms

The ground floor and basement is available by way of a new Lease at a rental of £850 per calendar month.

## Tenure

Freehold.

## 💧 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 EPC rating of 86 (Band D). A copy of the EPC is available online or on request.



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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

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