

Retail & residential investment offered
for sale & having part-vacant first floor
& potential for further development.

Masbrough Street, Rotherham, S60 1HW.



Location

The subject development benefits from an extremely prominent and extensive frontage to Masbrough Street in Rotherham, and within very close proximity to the A630 Centenary Way, which is the main trunk road that runs around the western perimeter of the town centre, linking J.33 of the M1 motorway through and out towards Doncaster. The New York Stadium is located close by, with Rotherham town centre within walking distance. The development is located at the junction of Masbrough Street and John Street and also Providence Street.



Description

The development comprises a two-storey mixed-use building with three ground floor retail Tenant's, anchored by Ladbrokes. There are also four self-contained one-bedroomed apartments at first floor level which are all let, together with vacant ancillary storage accommodation which could be suitable for conversion to flats. To the rear is a car park with 10 parking spaces.

Accommodation

	ft ²	m ²
Ladbrokes	932	86.61
Rahman Superstore		
Rotherham Computers.		
4 No. First 1-bed Floor Flats.		
Vacant First Floor	1,377	127.93



💡 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.

📄 Tenancy Details

Demise	Annual Rental
Ladbrokes	£8,196
Rahman	£13,200
Rotherham Computers	£4,920
4 No. First Floor Flats	£17,160
Total	£43,476

The Lease in respect of Ladbrokes has approximately 7 years unexpired term. The Lease to Rahman Superstore has approximately 8 years unexpired term. Rotherham Computers are holding over.

☆ Rating Assessment

We would recommend all enquiries be made with RMBC in respect of rating assessments and council tax banding.

📄 Price

o/a £650,000

☆ 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

A copy of the EPC's are 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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