



Two-storey retail sales building located in the heart of Rotherham town centre.

1a Wellgate, Rotherham, S60 2LT.



FOR
SALE

Location

The subject property occupies a highly prominent position fronting Wellgate, and close to its junction with Doncaster Gate. A multi-storey car park is located on Wellgate itself, whilst there is also on-street and a further car park on Wellgate. The heart of the pedestrianised retail area of the town centre is located adjacent, from College Street.



Description

The subject property comprises of a ground & first floor retail sales shop situated within a long-established terrace of retail units, and benefiting from the following specification:

Prominent frontage to Wellgate, close to the pedestrianised heart of the retail area of the town centre.

New carpets and fully re-decorated.

Some LED lighting.

Open-plan sales area.

Kitchenette.

Toilet facility.

Store to underside of stairs.

First floor offices & stores.

Suitability for a variety of retail uses.

Accommodation: approximate net internal floor areas:

	ft ²	m ²
Ground Floor	770	71.54
First Floor	429	39.86
Total	1,199	111.39







☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the ground floor has a rateable value of £10,000 and is listed as "Shop & Premises." Please note this figure does not constitute the business rates payable.

💡 Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

📋 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 £150,000

📌 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 is available online or on request.



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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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