

## Public House offering suitability for alternative uses.

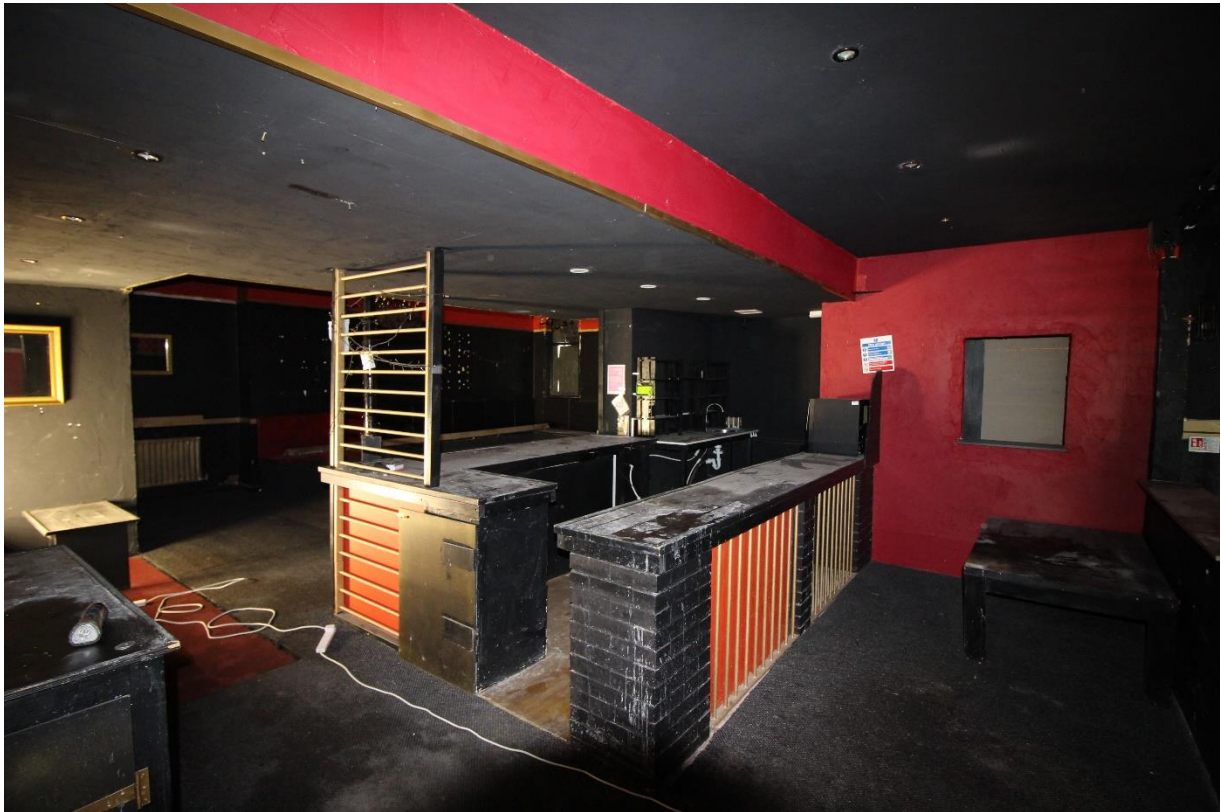
55 Broad Street, Parkgate, Rotherham, S62 6DU.



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## Location

The subject property occupies a prominent position fronting the busy A633 Broad Street. The property is located close to Parkgate Roundabout and within a few minutes drive of Parkgate Retail World. Broad Street offers one of the main arterial routes through to Rawmarsh and beyond to Swinton and Mexborough, with several bus services running on the street itself.



## Description

The Sportsman Inn Public House is a substantial development which could be used as a restaurant / public house, whilst offering suitability for alternative uses. There are former living quarters located at first floor level which could also be used for alternative uses, subject to obtaining the necessary planning consents. To the rear is a large car park offering ample off-road parking.

## Accommodation

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	1,782	165.55
First Floor	1,876	174.29
<b>Total</b>	<b>3,658</b>	<b>339.84</b>









## ☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the ground floor has a rateable value of £2,400 and is listed as “Public House & Premises.”

## 💡 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

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 property is available by way of a new Lease at a rental of £20,000 per annum.

## 💧 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 ground floor has an EPC rating of 64 (Band C). 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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