

Two-storey modern restaurant /
café located in the heart of
Rotherham town centre, offering
two floors of open-plan dining

35-37 Red Lion Yard, Rotherham, S60 1PN.



**FOR
SALE / TO
LET**

Location

The subject property is situated in the heart of the pedestrianised retail area of Rotherham town centre in between All Saints Square and Effingham Street.



Description

The subject property comprises of a substantial detached two-storey development having been trading as a restaurant / Café for over 20 years. The property would be suitable for similar uses or a variety of retail uses, and benefits from the following specification:

- Painted & plastered walls.
- Commercial kitchen
- Suspended ceilings & laminate floors.
- Gas-fired central heating.
- Two floors of public dining area.
- Security shutters.
- PVCu double glazing.
- Intruder alarm.

Accommodation

Approximate net internal floor area:

Ground Floor	ft ²	m ²
Ground Floor	766	71.16
First Floor	861	79.99
Total	1,627	151.15



☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand that with effect from the 1st April 2023 the property will have a rateable value of £9,000, listed as “Restaurant & 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 any legal or financial commitment.

💧 Services

Mains gas, 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 a compliant EPC rating of 86 (Band D). A copy of the EPC is available online or on request.

💡 Tenure

Freehold

📄 Terms

The property is available by way of a new Lease at a rental of £17,000 per annum.

☆ Price

o/a £195,000



01709 721706

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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

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
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