

TO LET

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM



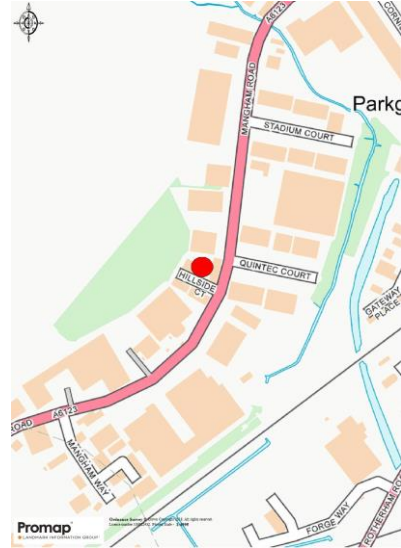
Trade counter / light industrial unit.

Unit 12, Hillside Court, Barbot Hall Industrial Estate, Rotherham,  
S61 4RP.



## 📍 Location

Hillside Court is located within a secure fenced & gated self-contained development which forms part of the well-established Barbot Hall Industrial Estate in Rotherham, and therefore benefiting from convenient access to the centre of both Rotherham and Doncaster. Unit 12 occupies a prominent roadside position. The Estate benefits from good communication links with the motorway network with access to the M1 situated via the A630, which is the main trunk road on the periphery of the town centre.



## 📄 Description

The unit comprises of a modern terrace warehouse / workshop of steel portal frame construction with steel clad and brick elevations. The unit benefits from a steel roller shutter door and forecourt parking, and brand-new LED lighting. Situated within a terrace of trade counter operators, the premises offer an ideal trade-counter opportunity given the prominent roadside frontage to the extremely busy Mangham Road.

Demise	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	1,194	110.93
<b>Total</b>	<b>1,194</b>	<b>110.93</b>









## — Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £7,300, listed as “Workshop & Premises”. Please note that 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 light industrial uses.

## Service Charge

A nominal estate service charge of £360 per annum is payable.

## — 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 Energy Performance Certificate (EPC) Rating of 63 (Band C). A copy of the EPC is available online or on request.

## — Terms

The property is available by way of a new Lease at an initial rental of £1,000 per calendar month. VAT is not levied on rental.



For further information please contact:

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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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