



## Ground Floor Retail Showroom with useful basement storage.

18 Kilnhurst Road, Kilnhurst, Rotherham, S62 5NE.



**TO  
LET**

## 📍 Location

The subject property is located on the busy Kilnhurst Road in Ramwarsh. The property occupies a prominent position, with a bus stop to the frontage, whilst being located within a large residential catchment area and having traded for many years as a convenience store. There are various commercial occupiers also represented on Kilnhurst Road including a fish and chip shop, and a barbers.



## 📄 Description

The property comprises of a ground floor retail showroom having the benefit of a useful basement which has previously been used for storage purposes. The frontage of the property benefits from security shutters. The property is configured to provide a main open-plan sales area, together with a rear office, store, toilet facility and kitchenette. Having previously been used as a convenience store, the property would ideally suit a continuation of the same use, whilst being suitable for alternative retail trades.

## ✚ Accommodation

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Basement	953	88.54
Ground Floor	1,396	129.69
<b>Total</b>	<b>2,349</b>	<b>218.23</b>







## ☆ Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £11,750, listed as “Shop & 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.

## 💧 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

Currently being commissioned.

## 📄 Terms

The first floor is available by way of a new Lease at an initial rental of £18,000 per annum.



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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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