

**FOR SALE
/ TO LET**

CPR COMMERCIAL
PROPERTY
ROTHERHAM



**Modern trade counter unit situated
on a long-established Estate.**

Unit 6, Gateway Court, Parkgate, Rotherham, S62 6LH.

Location

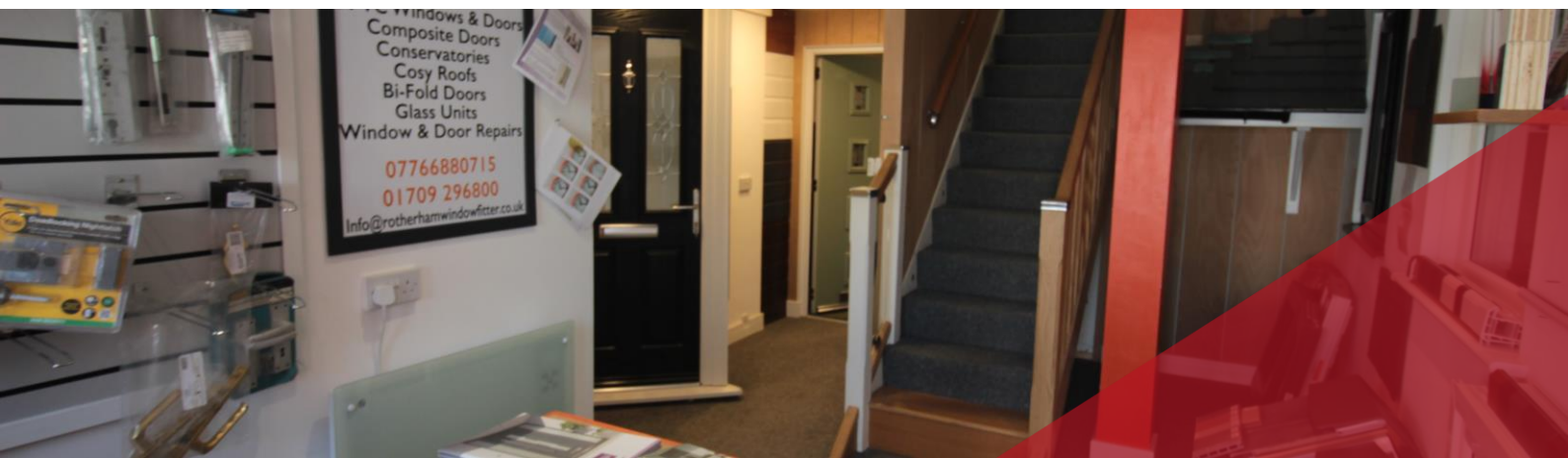
The subject property is situated on Gateway Court, a small self-contained development which comprises of mainly retail trade counter units. The Estate is located close to Parkgate Retail World and enjoys good transport links to the A633 which is the main trunk road leading around the periphery of Rotherham town centre and out onto Doncaster. Rotherham town centre is located less than 3 miles to the south-west.

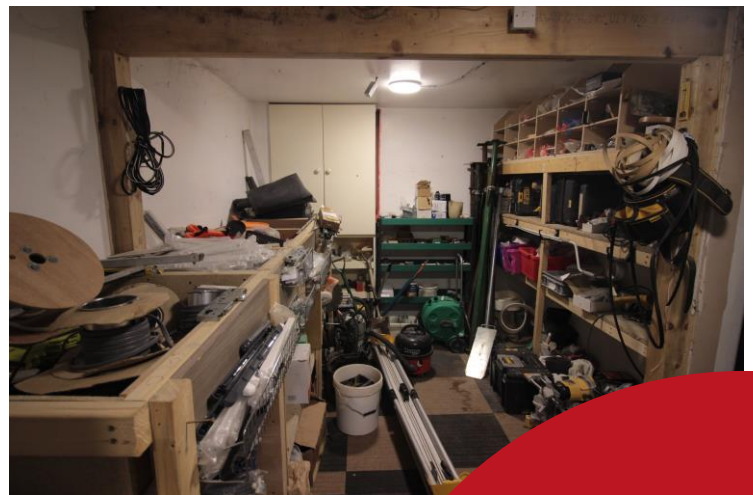


Description

The subject property comprises an inner-terraced modern light industrial unit of portal frame construction, having been impressively refurbished in recent years, as well as having had a first floor provided. The property has been used for warehousing, retail showroom and office purposes and would be ideally suited to similar uses. There is forecourt parking immediately to the frontage.

	ft ²	m ²
Ground Floor	845	78.50
First Floor	744	69.12
Total	1,589	147.62







Yale



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NO PARKING



— Rating Assessment

The property has a Rateable Value of £4,100 and is listed as “Workshop & 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 has been used for showroom, workshop, storage & office purposes.

— Service Charge

An Estate service charge is levied at Gateway Court. The service charge is included within the quoting rental.

— Tenure

This property is held on a long leasehold basis.

— 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 70 (Band C). A copy of the EPC is available online or on request.

— Price

o/a £140,000

— Terms

This property is available by way of a new Lease at a rental of £12,000 per annum, inclusive of service charge.



For further information please contact:

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commercialpropertyrotherham.com



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

Commercial Property Rotherham is a trading name of Burgess Commercial Ltd.

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