

TO LET

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM



Commercial premises with potential for  
alternative uses.

74 Catley Road, Darnall, Sheffield, S9 5JF.

## 📍 Location

The subject property is located on Catley Road in Darnall, which is one of the main commercial streets in the area where a large number of businesses are represented. The property enjoys excellent access for the M1 motorway which can be gained via Shepcote Lane. Meadowhall Shopping Centre is also conveniently located just 2½ miles to the north.



## 📄 Description

The subject property comprises of a detached light industrial unit which has recently been used for dog training, and benefits from a large kitchen and seating area, and an outside courtyard. The premises are suitable for light industrial uses or alternative uses, subject to any necessary planning consent. The majority of the accommodation is at ground floor level, whilst there is a small office / store at first floor level. The premises benefit from steel palisade fencing and gates to the frontage.

Demise	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	4,523	420.20
First Floor	303	28.15
<b>Total</b>	<b>4,826</b>	<b>448.35</b>







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## — Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £20,000, listed as “Dog Training Centre, Café & 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 / alternative uses, some of which may be subject to planning consent being obtained.

## — 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 73 (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 £24,000 per annum.



For further information please contact:

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[commercialpropertyrotherham.com](http://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

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