

TO LET

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM

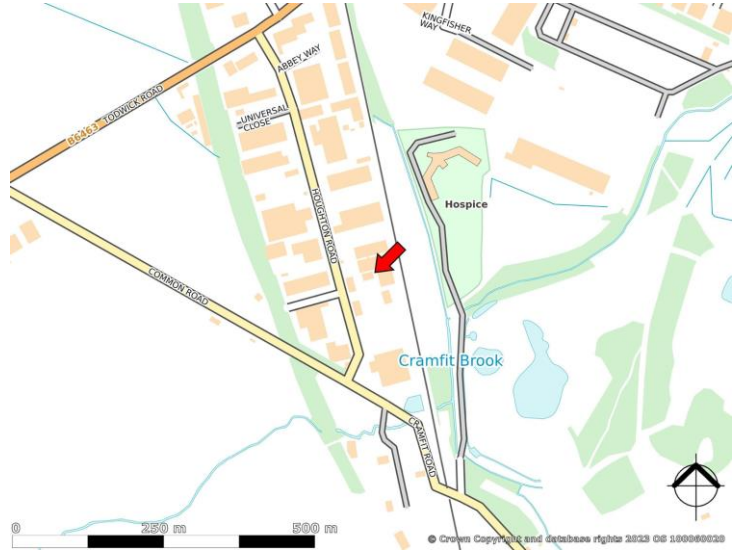


Attractive former banking hall available to let & being suitable for a variety of uses, subject to planning.

1 High Street, Rotherham, S60 1PS.

## 📍 Location

The subject property occupies a highly-prominent and highly visible position at the junction of High Street and Wellgate, and also overlooking Doncaster Gate. Nearby occupiers include the HSBC together with a variety of local retailers, bars and Café's.



## 📄 Description

The subject property comprises of a former banking hall with ancillary rooms suitable for storage / offices. The accommodation offers impressive commercial space with huge potential for a variety of uses, subject to an applicant obtaining the necessary planning consent where necessary.

## 📄 Accommodation

Approximate net internal floor areas:

Demise	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	2,927	271.93
<b>Total</b>	<b>2,927</b>	<b>271.93</b>









## — Rating Assessment

Please make all enquiries with the business rates department at RMBC.

## — 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

Planning consent for any specific use will be the responsibility of an applicant.

## — 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

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 £20,000 per annum.



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.

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

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