

FOR SALE

CPR

COMMERCIAL
PROPERTY
ROTHERHAM



Two-storey detached trade counter / office building.

59 Sheffield Road, Rotherham, S60 1DA.

Location

The subject property occupies a prominent and well-known location on the periphery of Rotherham town centre, and enjoying excellent access to the A630 Centenary Way. The town centre is located within a five-minute walk. J.34 of the M1 motorway and Meadowhall Shopping Centre are situated less than 3 miles to the south-west.



Description

The subject property comprises of a detached, two-storey commercial trade counter / office building. The property is configured to provide a double-fronted large glazed frontage, protected by electrically operated security shutters, and an open-plan sales area. There is also an office at ground floor level. At first floor level there are offices, stores, toilet facilities and a kitchenette. To the rear of the property there is off-road parking for 2-3 domestic vehicles, with a useful roller shutter door access into the rear stores. The property benefits from gas-fired central heating.

Accommodation

Approximate net internal floor areas:

Floor	ft ²	m ²
Ground	2,001	185.90
First	632	58.72
Total	2,633	244.61









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £9,200, 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.

— Planning

Enquires must be made with RMBC concerning any proposed use.

— Tenure

Freehold.

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

— Price

o/a £250,000



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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