

TO LET

**CPR**

COMMERCIAL  
PROPERTY  
ROTHERHAM



First & second floor offices located close to the bus interchange & train station.

16a Bridgegate, Rotherham, S60 1PQ.

## Location

The subject property is located on Bridgegate which forms part of the principal retailing area of Rotherham town centre. Nearby occupiers include the Post Office, McDonalds, together with the new Forge Island development. The bus interchange is a minute's walking distance away. Rotherham train station is also close by.

## Accommodation

Approximate net internal floor areas:

Floor	ft <sup>2</sup>	m <sup>2</sup>
First	436	40.51
Second	87	8.08
<b>Total</b>	<b>523</b>	<b>48.59</b>

## Description

The subject accommodation comprises modern office accommodation configured over two floors. There are private offices on the first floor with a reception office, together with a kitchen and toilet facilities at first floor level. The property benefits from an electric security shutter to the ground floor access door.









## — Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £4,550, listed as Offices & 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

The property has an Energy Performance Certificate (EPC) Rating of 125 (Band E). A copy of the EPC is available online or on request.

## — Terms

The property is available by way of a new Lease for a flexible term, at an initial rental of £450.00 / month.



For further information please contact:

Neil Keally

01709 721706

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.

Registered Office Address: The Old Grammar School, 13 Moorgate Road, Rotherham, S60 2EN.

Registered in England: Company Registration Number: 06713512. VAT Number: 941 0499 27.



**RICS**

the mark of  
property  
professionalism  
worldwide