



Freehold Hybrid unit offered for sale as an investment & producing £34,000 per annum.

Fullerton House, Fullerton Road, Templeborough, Rotherham, S60 1DH.



**FOR
SALE**

Location

The property is situated in a prominent position at the junction of Sheffield Road with Fullerton Road and within an established commercial area of Rotherham. The property has excellent accessibility for Rotherham town centre which lies approximately 1½ miles to the north-east. Junction 33 of the M1 motorway is located approximately 3 miles to the south and junction 34 of the M1 together with Meadowhall Shopping Centre is some 2.5 miles to the west. Sheffield City centre is approximately 6 miles distant.



Description

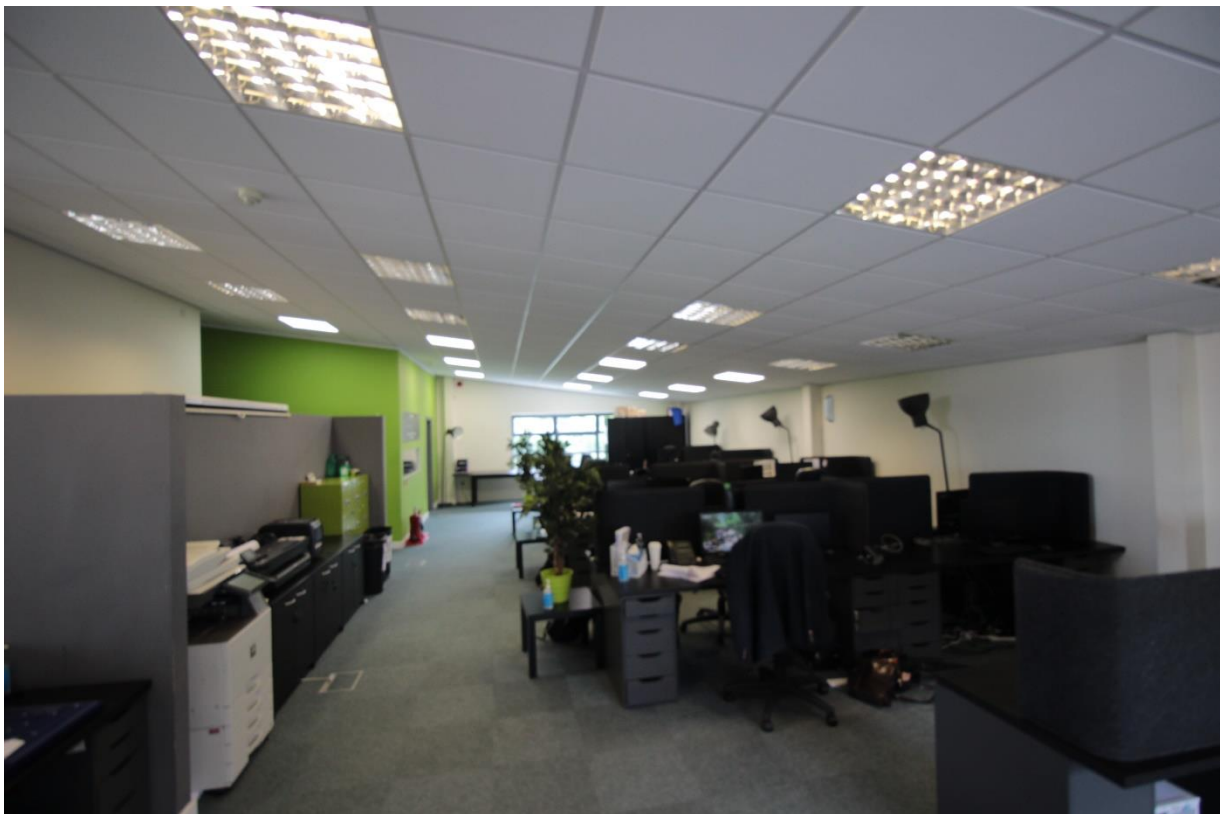
The development comprises a purpose built two-storey hybrid / office unit which is part faced in reconstituted stone block work that is predominantly faced in corrugated steel cladding to both walls and roof. Window frames are formed in brushed aluminium, double-glazed fixtures. To the front elevation is a tarmacadam surface car park accessed off Fullerton Road and which provides dedicated car parking for 8 domestic vehicles.

Accommodation

Approximate net internal floor areas:

	ft ²	m ²
Ground Floor	1,963	182.37
First Floor	1,902	176.70
Total	3,865	359.07







☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the ground floor has a rateable value of £22,750 and is listed as "Offices & 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

We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

❗ Tenure

Freehold.

💧 Lease

The property is held by way of a Lease for a term of 5 years, with approximately 4½ years unexpired term remaining. The rent passing is £34,000 per annum, with the Lease held on an FRI 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 EPC rating of 52 (Band C). A copy of the EPC is available online or on request.

❗ Price

o/a £410,000



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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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