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To Let /
For Sale

SHOP
TO LET
07904 106872

Town Centre Retail Premises available To Let / For Sale

£12,500 per annum

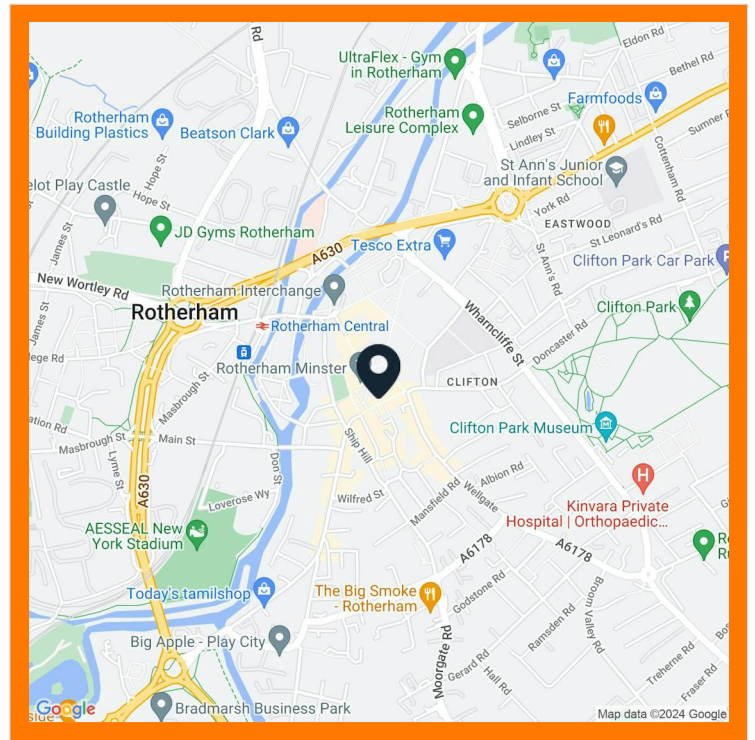
Offers in the region of £125,000

2-4 High Street, Rotherham, S60 1PP

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- Accommodation over ground and 1st floor
- Located at the start of High Street (nearest to College Street) in Rotherham town centre
- Busy footfall location
- Available to let or for sale



Description

The property comprises a retail premises with accommodation over ground floor and ancillary accommodation on the first floor. The property is accessed from High Street and benefits from a larger ground floor frontage to the corner of High Street closest to College Street.

Location

The property is located at the start of High Street, on its corner with College Street in the centre Rotherham town centre. The location is within Rotherham's pedestrianised town centre and nearby a number of national retailers and independents occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,201	111.58
1st	1,102	102.38
Total	2,303	213.96

Rateable Value

From the information obtained from the Valuation Office Agency website we understand the demise is rated as follows:-

Address: 2 / 4, High Street, Rotherham, South Yorkshire, S60 1PP

Description: Shop and premises

Rateable Value: £17,500

The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. We would advise interested parties to carry out their own checks. More information can be found here: <https://www.gov.uk/government/publications/business-rates-relief-202324-retail-hospitality-and-leisure-scheme-local-authority-guidance>

Planning

The property was most recently used as an appliance retail store. We would anticipate the property would be suitable for a variety of other retail uses (Class E), although we would recommend interested parties make independent enquiries.

Rent / Lease Terms

The property is offered on a new lease at a rental of £12,500 per annum. VAT is NOT payable on the rent.

Tenure

Long leasehold of 999 years from 25/03/2017.

Price

£125,000. VAT is NOT payable on the price.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser/tenant.

Business Rates

Further information is available upon request.

Energy Performance Certificate

E (104)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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