

0114 2449121

eddisons.com

TO LET - MUSIC VENUE/FOOD COURT/BAR/  
CO-WORKING SPACE

Eddisons



**THE NEW EMPIRE BUILDING, SHIP HILL, HIGH STREET, ROTHERHAM S60 2HG**

**Expressions of interest are sought from occupiers for Size: 14,950 sq ft (1,389 sq m)  
part or all of the units available.**

- Close to the new Forge Island leisure use development.
- On the emerging food and drink circuit.
- Important architectural building.
- Flexible spaces available.

## LOCATION

The New Empire occupies a prominent corner position fronting both High Street and Ship Hill within a mixed use area in the centre of Rotherham. The property is bound to the east and south by takeaway premises, to the north by High Street and to the west by Ship Hill.

## DESCRIPTION

The New Empire is an Edwardian building which was originally constructed as a theatre in 1913. In 1921 the theatres' auditorium was altered for cinema use and it continued operating as a cinema until 1990. The building later became a nightclub and snooker club. The proposal is to create a music venue/bar/food court/co-working development with units of varying sizes.

## SERVICES

Mains electricity, gas and water are believed to be available to the premises.

## ACCOMMODATION

All measurements are approximate prepared on a net /gross internal area basis. IPMS areas are available on request.

	M <sup>2</sup>	SQ FT
Level 1 – Basement	138	1,485
Level 0 – Ground Floor	838	9,020
Level 1 – First Floor	413	4,445
<b>Total</b>	<b>1,389</b>	<b>14,950</b>

## RENT

Expressions of interest are sought from occupiers for part or all of the units available. The Freehold may possibly be available.

## VAT

We understand that VAT will be charged on the rent.

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

## VIEWING

Strictly by appointment with the sole agents:- Eddisons  
1 Blackburn Road  
Sheffield  
S61 2DW  
Contact: Adrian Lunn  
Adrian.Lunn@eddisons.com  
(0114) 2449121

Ref:

For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

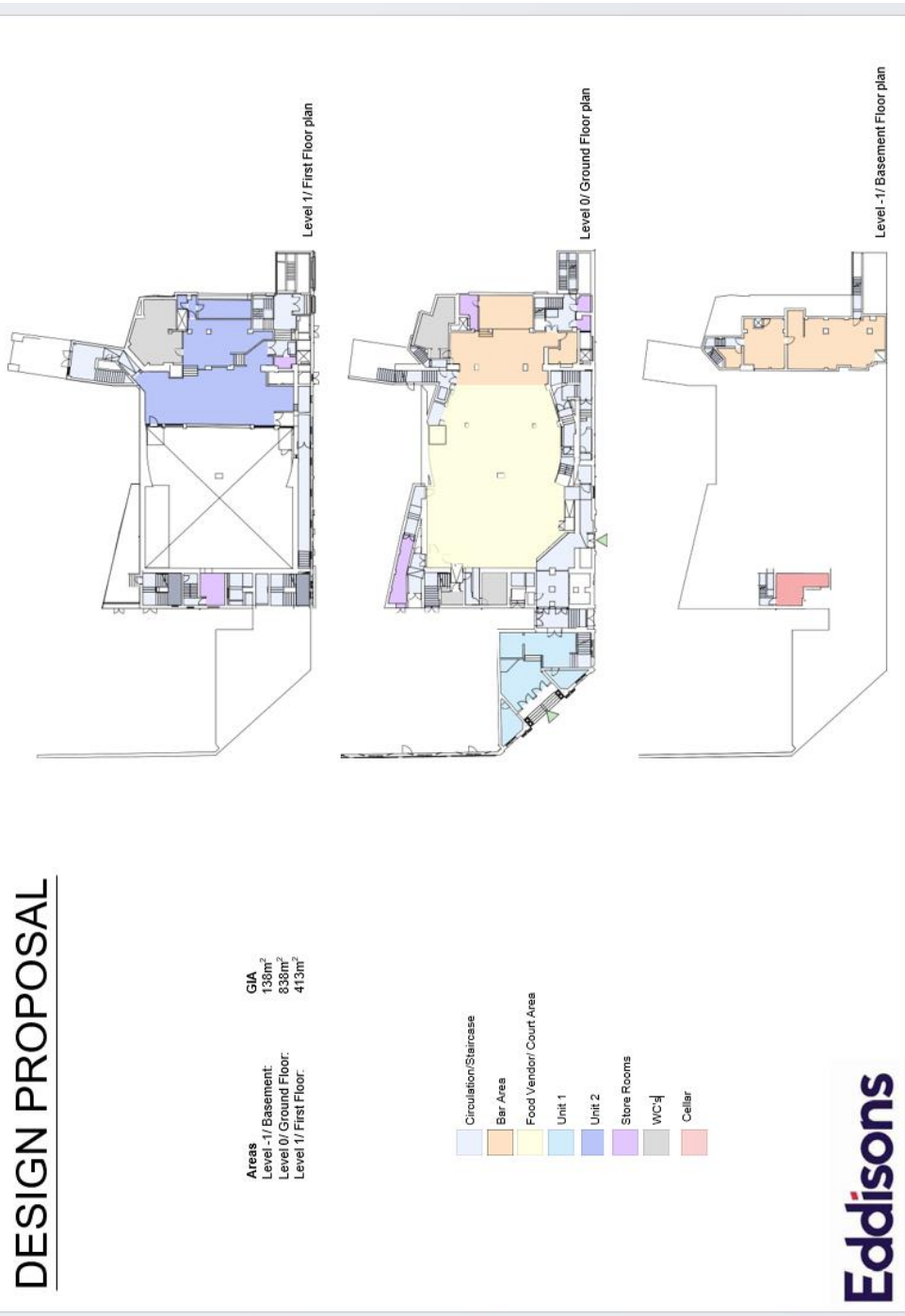
# Eddisons

Incorporating Fernie Greaves

# DESIGN PROPOSAL

**Areas**  
 Level -1/ Basement: 138m<sup>2</sup>  
 Level 0/ Ground Floor: 838m<sup>2</sup>  
 Level 1/ First Floor: 413m<sup>2</sup>  
**GIA**  
 138m<sup>2</sup>  
 838m<sup>2</sup>  
 413m<sup>2</sup>

- Circulation/Staircase
- Bar Area
- Food Vendor/ Court Area
- Unit 1
- Unit 2
- Store Rooms
- WC's
- Cellar



**Eddisons**

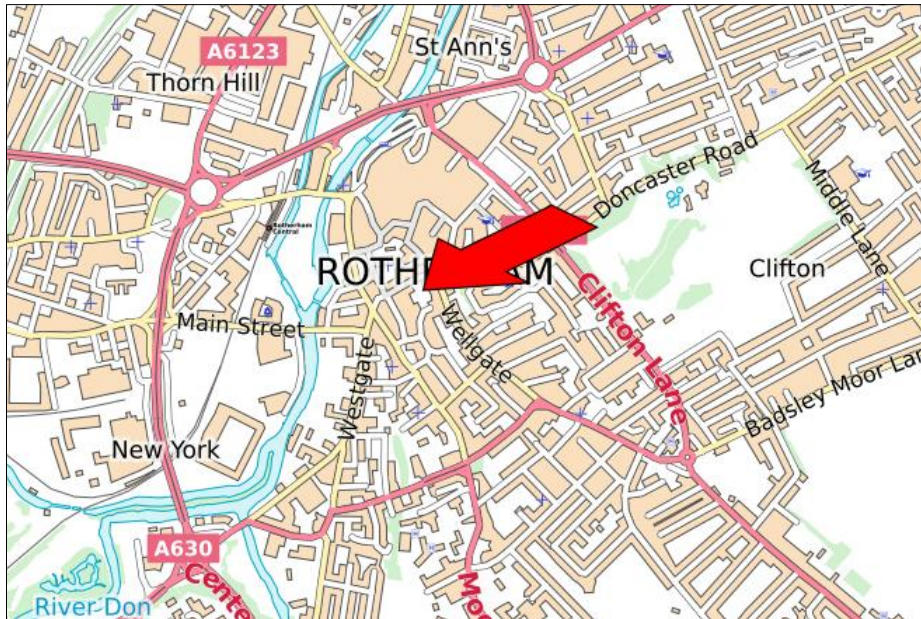
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