



31 COLLEGE STREET, ROTHERHAM, S65 1AG

Offers In The Region Of £300,000

The subject premises are arranged on ground and two upper floors to provide a ground floor shop unit with staff ancillary and storage accommodation on the first and second floors above. We understand the Property has consent for A1 use within the Town and Country Planning (Use Classes) Order 1987. However, prospective tenants should make their own enquiries with the local planning authority. EPC Rating 'E'

Ground Floor

Retail Area - 2206 sq ft (205 sq m)

First Floor

926 sq ft (86 sq m)

Second Floor

746 sq ft (69 sq m)

Rating Assessment

Interested parties are recommended to make their own enquiries prior to entering into any commitment.

VAT

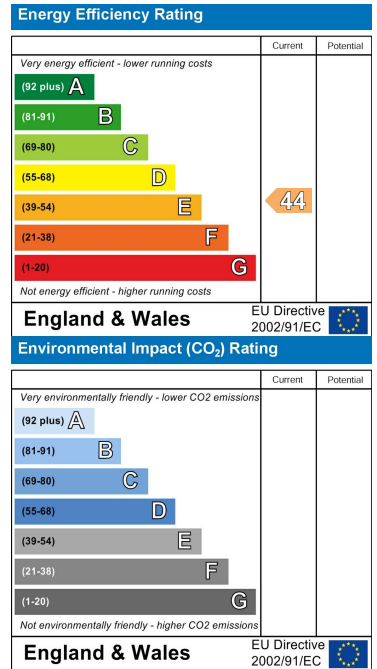
All prices quoted are exclusive of VAT, but maybe subject to VAT.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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