



CLOSING DATE FOR OFFERS 12 NOON THURSDAY 31ST MARCH

UPON THE INSTRUCTIONS OF



126-138 FITZWILLIAM ROAD

ROTHERHAM S65 1QA

FOR SALE/TO LET RETAIL STORE

15,080 SQ FT 1,401 SQ M APPROX.

- MODERN RETAIL UNIT
- PROMINENT MAIN ROAD LOCATION
- NEARBY OCCUPIERS INCLUDE TESCO & ASDA
- CLASS E PLANNING CONSENT
- DEDICATED PARKING - 78 SPACES
- AVAILABLE BY WAY OF A NEW LEASE OR FOR SALE
- TOTAL PLOT AREA OF CIRCA 1.7 ACRES

Lamb & Swift
Commercial Property



**ROTHERHAM
TOWN CENTRE**

**ST JOHNS JUNIOR
AND INFANT SCHOOL**

TESCO



FITZWILLIAM ROAD

**ASDA
2 MINUTES DRIVE**

FOR ILLUSTRATIVE PURPOSES ONLY

**PROMINENT MAIN ROAD
LOCATION WITH NEARBY
OCCUPIERS INCLUDING
TESCO & ASDA**





126-138 FITZWILLIAM ROAD ROTHERHAM S65 1QA



ROTHERHAM IS A LARGE INDUSTRIAL TOWN IN SOUTH YORKSHIRE, WITH A POPULATION OF CIRCA 100,000 PERSONS (2011 CENSUS).

The subject property is situated on a busy arterial road in a mixed residential, commercial/industrial area, known locally as Eastwood, approximately ³/₄ mile to the east of the existing Town Centre.



 **S65 1QA**

**THE SITE IS CURRENTLY
OCCUPIED BY A NEW FORMAT ALDI
FOOD STORE, SITUATED SLIGHTLY
BELOW EXISTING ROAD LEVEL,
TOGETHER WITH AN ADJOINING
CAR PARK OF 78 SPACES.**



FOR ILLUSTRATIVE PURPOSES ONLY



ACCOMMODATION

Whilst we have not yet measured the property, we understand from the latest "as built" drawings that the existing store has a Gross Internal Area of circa 1,401 sq m (15,080 sq ft).

PLANNING

We understand that the existing store has retail planning consent to enable Class E uses. Prospective tenants/purchasers are advised to make their own enquiries.

TENURE

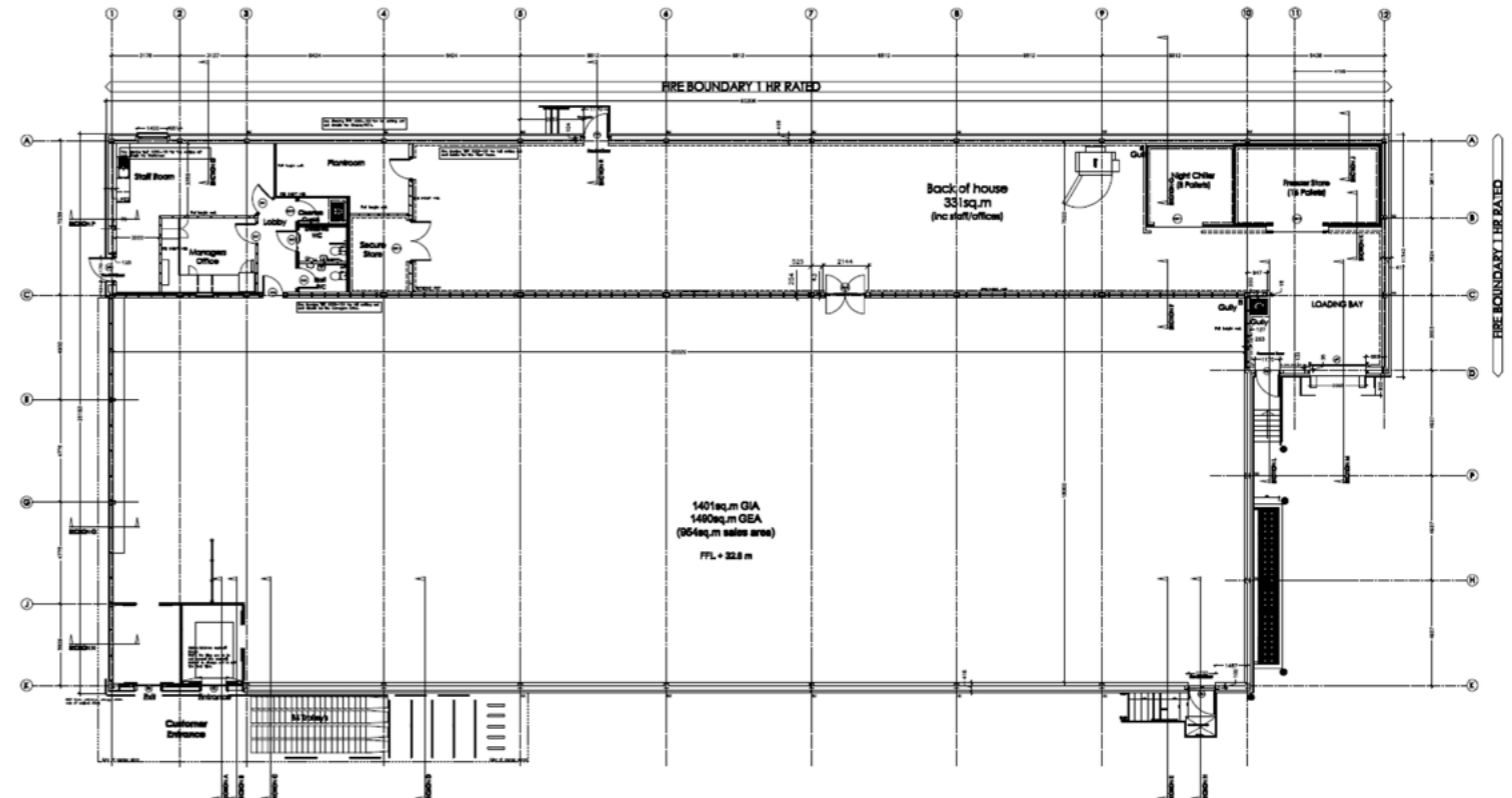
We understand that the entire property is held on a freehold basis by ALDI and free from chief rent. We do not believe there are any significant restrictions on titles, SYK313126 and SYK56642, but prospective tenants/purchasers are advised to make their own enquiries.

FOR SALE/TO LET RETAIL STORE

15,080 SQ FT 1,401 SQ M APPROX.



EXISTING LAYOUT - FOR IDENTIFICATION PURPOSES ONLY, NOT TO SCALE







WE BUY GOLD

WE BUY





126-138 FITZWILLIAM ROAD ROTHERHAM S65 1QA

LEASE TERMS/SALE

The property is available to let by way of a new full repairing and insuring lease, or by way of freehold sale, on terms to be agreed.

RENTAL/ FREEHOLD PRICE

Upon application to the sole selling Agent.

VAT

VAT is applicable at the prevailing rate.

RATES

Rateable Value: £187,000
(2017 Rating List)

The Standard Uniform Business Rate for the 2020/2021 Financial Year is 0.512 pence in the £, or £0.499 pence in the £ for qualifying small businesses.

EPC

An EPC is available and a full copy of the report can be provided on request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the letting/disposal.

RESTRICTIVE COVENANT

Prospective tenants/purchasers are advised that our client will be looking to impose a restrictive covenant which prohibits the principal sale of food and frozen products from the unit.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



VIEWING

Strictly by appointment with sole agents, **Lamb & Swift Commercial**.

Lamb & Swift
Commercial Property

01204 522 275 lambandswift.com

Andrew Urquhart

T 07793 604930

E aurquhart@lambandswift.com

Paul Mason

T 07810 333444

E pmason@lambandswift.com

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2021. RB&Co 0161 833 0555. www.richardbarber.co.uk