

TO LET

Former car service / MOT testing centre – potential showroom

3,385 ft² (314.45 m²)

23 Westgate, Rotherham, S60 1AX.



Messrs. Burgess Commercial for themselves and for vendors and lessors of this property whose agents they 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 use 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. Burgess Commercial has the authority to make or give any representation or warranty in relation to this property.

LOCATION

The property forms part of a prominent frontage to Westgate approximately 100 yards from the junction with Main Street. The property has convenient access for the principal retailing area of Rotherham town centre together with the motorway network including for both Junctions 33 and 34 of the M1.

The property is located within an area of mixed uses, with nearby occupiers including for Royal Mail, Rotherham Borough Council's Civic Offices in Riverside House and Westgate Chambers which is about to be comprehensively upgraded with retail and residential accommodation.

BRIEF DESCRIPTION

The property comprises a purpose-built car service/MOT testing building, which is potentially suitable for a range of commercial uses. The property is brick built under a flat roof and benefits from an external dedicated parking area which will accommodate up to 11 domestic vehicles.

ACCOMMODATION

Approximate net internal floor area:

	ft ²	m ²
Reception	426	39.57
Staff and customer W.Cs		
Mess room	93	8.63
Main workshop	2,484	230.77
Compressor / store room	382	35.48
Total	3,385	314.45

RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £19,750 and is listed as Shop & Premises. Please note this figure does not constitute the business rates payable.

FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the ingoing occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

SERVICES

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

PLANNING

The property is suitable for uses falling within Class B2 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005, but may be suitable for alternative uses including for showroom/trade counter. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses prior to entering into a contractual commitment.

TERMS

The premises are available by way of a new Lease at a rental of £15,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of 143 (Band "F"). A copy of the EPC is available on request.

VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

MONEY LAUNDERING

The Money Laundering Regulations currently place a legal requirement on a prospective Tenant to provide two acceptable forms of I.D.

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Burgess Commercial on 01709 721706.

DISCLAIMER

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 Tenant's satisfy themselves as to their accuracy prior to purchase or entering into a Lease.