

## TO LET

Refurbished ground floor retail units

665ft<sup>2</sup> (61.78m<sup>2</sup>) – 1,050 ft<sup>2</sup> (97.54m<sup>2</sup>)

**10/14 BRIDGEGATE  
ROTHERHAM  
S60 1PQ**



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 subject property is located on Bridgegate which forms part of the principal retailing area of Rotherham town centre. Nearby occupiers include for Ladbrokes, Betfred, Yorkshire Bank, Barclays Bank, Co-op Bank, Thompson Travel and Poundstretcher.

## BRIEF DESCRIPTION

The subject properties comprise two, newly formed ground floor retail units which have been upgraded to a high standard. Each is independently accessed from Bridgegate and also has the benefit of a delivery facility to the rear. The delivery area at the rear is used in common with the residential accommodation located at first and second floor levels.

The premises are suitable for a range of retail purposes within a busy pedestrianised thoroughfare.

## ACCOMMODATION

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>		
Unit 1 – kitchenette and toilet facility	665	61.78
Unit 2 - kitchenette and toilet facilities	1,050	97.54
<b>Total</b>	<b>1,715</b>	<b>159.32</b>

## 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.

## RATING ASSESSMENT

The premises have only recently been refurbished and divided to form two self-contained retail units. The accommodation will be assessed for rating purposes on completion of the Tenancy.

## 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 A1/A2 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

## TERMS

The premises are available by way of new Leases on Terms to be agreed – proposed rentals:

Unit 1	£12,000 p.a. exclusive of rates
Unit 2	£16,000 p.a. exclusive of rates

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

## VAT

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

## 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.

