

Property Consultants



T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale / To Let

27 Bridgegate, Rotherham, S60 1SN



- Prime City Centre Retail Unit
- Occupies a Prominent Corner Position in the Heart of Rotherham Town Centre
- Suitable for a Variety of Uses (STP)
- 4,666 sq ft (433.50 sq m)

www.crosthwaitecommercial.com

LOCATION

The property is located on the east side of Bridgegate, equidistant between its junctions with All Saints Square and Frederick Street, in the heart of Rotherham Town Centre.

Occupiers along Bridgegate in the immediate vicinity include McDonalds, Betfred, The Post Office, Admiral Amusement Arcade and Ladbrokes.

Rotherham Interchange is located approximately 100 metres to the north and Rotherham Central Train Station is located approximately 400 metres to the north west.

DESCRIPTION

The building is a very attractive, period building which occupies a prominent corner position on Bridgegate which is currently occupied by The Co-Operative Bank.

Internally, the property is arranged over ground and first floors with the second floor being void to provide roof space for the banking hall.

ACCOMMODATION (Approx net internal areas)

| | | |
|--------------|--------------------|---------------------|
| Ground Floor | 2,546 sq ft | (236.5 sq m) |
| First Floor | 2,120 sq ft | (196.9 sq m) |
| Total | 4,666 sq ft | (433.5 sq m) |



TENURE

The freehold of the property is available or alternatively a new lease is available directly from the landlord for a term by arrangement.

PRICE

We are quoting **£330,000** for the freehold.

RENT

We are quoting **£32,500 per annum**.

VAT

If applicable, VAT will be payable at the prevailing rate.

USE

The unit historically has A2 use which now falls under use class 'E' in the new legislation, applicable as of 1st September 2020.

RATING ASSESSMENT

The unit is rated and Bank and Premises with a 2017 Rateable Value of £30,500.

ENERGY PERFORMANCE CERTIFICATE

The building has a rating of 'C'. Certificate available on request.

LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs associated with any transaction.

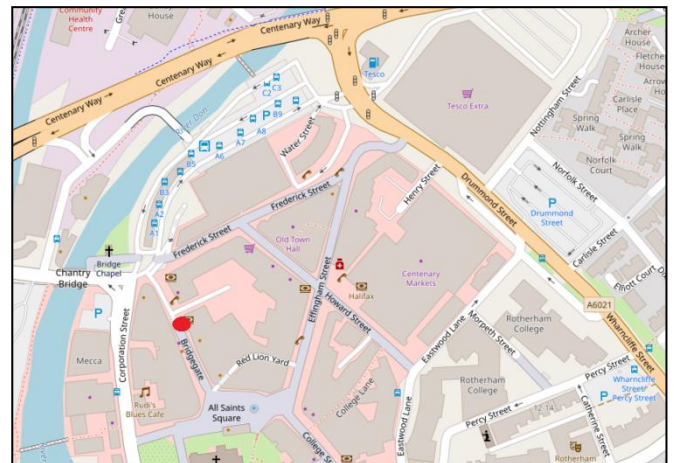
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY

November 2020