For Sale (May Let)
1 Old Town Hall, Rotherham S65 1JQ

- Prime City Centre Retail/Restaurant Unit
- A3 (Café/Restaurant) Planning Consent
- Available Immediately
- Freehold For Sale at Attractive Price
- 4,546 sq ft Total approx Area on 2 Floors
LOCATION
The premises occupy a highly prominent and prime location at the junction of Howard Street and Frederick Street.
Directly opposite the property are Heron Foods, Poundland, Argos, Bon Marche, New Look and Home Bargains. The premises are directly opposite the entrance to Rotherham Interchange and close to the new Tesco Extra.

DESCRIPTION
The premises are arranged on ground and first floor and are currently fitted out as a restaurant with a ground floor kitchen and seating area with a public staircase to a first floor seating area, together with customer toilets and ancillary accommodation.
The premises could be opened out to provide a clear retail space on both floors.

ACCOMMODATION  (Approx net internal areas)

<table>
<thead>
<tr>
<th></th>
<th>Width</th>
<th>Shop Depth</th>
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<tbody>
<tr>
<td></td>
<td>49 ft 5 in</td>
<td>67 ft 6 in</td>
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<tr>
<td>Ground Floor</td>
<td></td>
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<tr>
<td>Sales</td>
<td>2,346 sq ft</td>
<td>(218.0 sq m)</td>
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<tr>
<td>Storage</td>
<td>149 sq ft</td>
<td>(13.8 sq m)</td>
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<tr>
<td>First Floor</td>
<td>2,051 sq ft</td>
<td>(190.5 sq m)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>4,546 sq ft</strong></td>
<td><strong>(422.3 sq m)</strong></td>
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RATING ASSESSMENT
Restaurant and Premises  Rateable Value £58,000

ENERGY PERFORMANCE CERTIFICATE
Energy Performance Rating - 117 Band - E
A full EPC is available on request.

FREEHOLD
Offers in the region of £250,000 are invited.

LEASE
Alternatively, the premises are available on a new full repairing and insuring lease for a term to be agreed subject to upward only rent review at 5 yearly intervals.

RENT
Rental offers in the region of £35,000 per annum exclusive are invited.

VAT
VAT will be payable on the rent/purchase price.

MONEY LAUNDERING
To comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

VIEWING ARRANGEMENTS
Viewing arrangements, and any further information, can be obtained from the sole agent Martin Crosthwaite at Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com

SUBJECT TO CONTRACT AND AVAILABILITY
Revised April 2019