

## TO LET

Prominent former nightclub premises  
being suitable for restaurant / offices / leisure uses

2,415 ft<sup>2</sup> (224.37 m<sup>2</sup>)

## UPPER FLOORS CORPORATION STREET / UPPER MILLGATE ROTHERHAM



Property Misdescriptions Act 1991

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 occupies a prominent corner position at the junction of Corporation Street and Upper Millgate in Rotherham. There is a parade of retail units beneath the premises, whilst Tesco supermarket is a short walking distance away, as is the centre of the principal retailing position in the town. The property has in recent years been utilised for a restaurant and more recently a nightclub, and is a well-known location within the town centre. The bus interchange & train station is conveniently situated close by.

## BRIEF DESCRIPTION

The subject property comprises former nightclub premises, which is arranged on first and second floor levels. The property is suitable for a variety of alternative uses, ranging from offices, retail showroom, leisure uses including a gymnasium, or a restaurant. Alternative uses would be subject to obtaining the necessary planning consents.

The accommodation benefits from an open plan area on the second floor, with a kitchen and toilet facilities. The property is accessed from Corporation Street.

## ACCOMMODATION

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>		
Reception Office	50	4.65
<b>First Floor</b>		
Stair landing store	34	3.16
Main hall	1,732	160.91
Former stage area	232	21.55
Kitchen	257	23.88
Store off kitchen	110	10.22
<b>Total</b>	<b>2,415</b>	<b>224.37</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

Whilst we have not had sight of any title documentation we are given to understand the property has a Rateable Value of £11,500 and is listed as "Club and Premises".

## SERVICES

Mains gas, water, electricity 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 former use was a nightclub premises. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any proposed alternative use.

## TERMS

The premises are available by way of a new lease for a term to be agreed subject to use and terms. Rent-free incentives are available to an incoming Tenant to reflect the necessary refurbishment works. For further details please contact the sole agents.

## 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 Agents, Burgess Commercial on 01709 721706.

## PROPERTY MISDESCRIPTIONS ACT 1991

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 sonic tape and we would suggest that purchasers satisfy themselves as to their accuracy prior to purchase or lease.