

TO LET

(UP TO 50% OFF 1ST YEARS RENTAL)

Prominent Office Premises being suitable for a retail showroom or Cafe, subject to planning, with upper floor offices and former dance studio being suitable for a gymnasium.

1,092 ft² – 3,647 ft² (101.45 m² – 338.82 m²)

ROYAL CHAMBERS 8 – 12 DONCASTER GATE 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 property occupies a prominent position on the southern side of Doncaster Gate and directly opposite its junction with Howard Street. Messrs. W.H Smith and Riley's Snooker are situated close by, together with several both local and national retailers on the nearby College Street and Wellgate.

BRIEF DESCRIPTION

The subject property comprises of a ground floor suite of offices which are presently configured as predominantly open plan with two private rear offices having glass windowed partitioning and overlooking the open plan front office area. The accommodation is ideally suited for either a retail sales showroom or a Cafe, subject to obtaining the necessary planning consent. The accommodation is configured at ground floor level whilst there are toilet facilities on the upper floors. In summary, the accommodation benefits from a prominent double-fronted showroom, electrically operated security shutters, laminate floor covering, gas-fired central heating, recessed lighting, Cat II cabling, a rear kitchenette and 3 dedicated parking spaces within the rear car park. The upper floor being capable of being used for offices or a dance school / gymnasium use, subject to planning, with 3 rear parking spaces.

ACCOMMODATION

Approximate net internal floor area:

| | ft ² | m ² |
|--------------------------|-----------------|----------------|
| Ground Floor | | |
| Net frontage – 28'7 | | |
| Shop depth – 37'0 | | |
| Less deductions | 1,051 | 97.64 |
| Kitchenette – 8'4 x 4'11 | 41 | 3.81 |
| First Floor | | |
| Gent's W.C's | | |
| Shower room | | |
| Offices | 892 | 82.87 |
| Second Floor | | |
| Ladies W.C's | | |
| Former fitness studio | 1,663 | 154.50 |
| Total | 3,647 | 338.82 |

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 ground floor has a Rateable Value of £13,500 and is listed as "Office and Premises". The first & second floor has a rateable value of £10,750 and is listed as "Dance School & Premises". Please note these figures do not constitute the rates payable.

SERVICES

Mains electricity, gas, 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

We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any proposed use.

TERMS

The premises are available by way of a new lease for a term to be agreed. Details of the rental and further terms are subject to user. 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.

Energy Performance Certificate

Non-Domestic Building



Royal Chambers
8-12 Doncaster Gate
ROTHERHAM
S65 1DJ

Certificate Reference Number:
9290-4049-0381-6380-0040

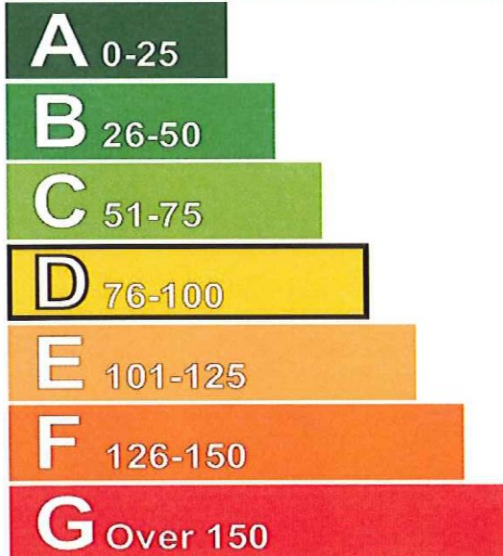
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 100 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 544
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built

63 If typical of the existing stock