

TO LET

Prominent Town Centre Office Building
5,858 ft² (544.23 m²)

**22 MAIN STREET
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 premises are located on the corner of Main Street and Market Street within the All Saints Quarter, which is the first phase of the 'Rotherham renaissance' a 25 year, £2bn development programme. The All Saints Quarter comprises a number of major mixed use developments including for Keppell Wharf, a mixed leisure and retail scheme which is directly opposite the subject premises.

BRIEF DESCRIPTION

The premises were originally designed and built as the main Post Office in Rotherham and comprise a brick built, three storey building with offices on ground, first and second floors with basement storage. The premises have been refurbished over the past couple of years to provide a good office space, however the high ceilings and large rooms offer the opportunity to use the premises for a variety of other uses.

ACCOMMODATION

Approximate net internal floor area:

	Ft²	M²
Ground floor	1,232	170.01
First floor	1,281	119.01
Second floor	1,232	114.46
Basement	1,515	140.75
Total	5,858	544.23

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 £18,250 and is listed as "Offices 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 unit is suitable for all uses falling within Class 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 a new lease for a term to be agreed at a rental of £15,000 p.a. For further details please contact the 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 either Joint Agents, Burgess Commercial, Neil Keally on 01709 721706 or Crosthwaite Commercial on 0114 272 3888.

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.