

## FOR SALE (LEASE CONSIDERED)

Freehold Retail Premises / Beauty Salon  
879 ft<sup>2</sup> (81.66 m<sup>2</sup>)

### 20 WELLGATE 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 prime position towards the lower end of Wellgate with nearby occupiers including the RBS, WH Smith, together with a number of local retailers, Public Houses and High Street banks. There is a metered surface car park and a multi storey car park both situated on Wellgate itself. Metered car parking is also available on Wellgate. The bus interchange and railway station are situated approximately five minutes walking distance away.

## BRIEF DESCRIPTION

The property comprises a three-storey building and was formerly utilised as a Beauty Salon. The property would also be suitable for a variety of retail uses. The property benefits from an open - plan retail sales area on the ground floor with rear separate W.C, together with treatment and sunbed rooms to both the ground and first floor, and a staff room / office to the second floor. The property benefits from a gas - fired central heating system and steel security shutters to the front elevation at ground floor level.

## ACCOMMODATION

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>		
Sales Area		
Net frontage – 9'4		
Shop Depth – 32'11		
Overall	290	26.94
Separate W.C		
Shower Room		
Sun bed room – 6'11 x 5'5	38	3.53
Sun bed room – 11'7 x 6'9	78	7.25
Sun bed room – 9'5 x 9'2 (less 5'0 x 1'9)	77	7.15
<b>First Floor</b>		
Front treatment room – 11'9 x 8'5	99	9.20
Treatment room – 8'6 x 8'5 (less 3'5 x 1'11)	65	6.04
Treatment room – 11'5 x 8'3 (+ shower cubicle)	94	8.73
<b>Second Floor</b>		
Staff Room / Office – 13'10 x 11'11 (less 7'9 x 3'5)	138	12.82
<b>Total</b>	<b>879</b>	<b>81.66</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 £6,400 and is listed as "Shop and Premises". This does 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

The property is suitable for all uses falling within Class A1 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.

## TENURE

Whilst we have not had sight of any title documentation, it is understood the property is held freehold.

## PRICE

o/a £85,000

## TERMS

Consideration will be given to the letting of the property by way of a new lease.

## TERMS

A new lease of the property will be considered with further details available upon application.

## 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.