

## TO LET

Prominent Retail Unit  
524 ft<sup>2</sup> (48.68 m<sup>2</sup>)

**73 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 prominent location within an established retail position on Wellgate, close to its junction with Mansfield Road. Nearby occupiers include a hair salon, a newsagent, a laundrette and a bakery. A surfaced car park is situated close by together with Wellgate multi-storey car park directly opposite. The pedestrianised retail area within Rotherham town centre is situated a short walking distance from the property.

## BRIEF DESCRIPTION

The property comprises of an attractive ground floor retail sales shop, which is accessed via a communal entrance foyer. The property forms part of The Temperance Hall, which comprises four retail units. The property itself benefits from an open plan sales area together with a separate rear store room, kitchenette and a W.C.

## ACCOMMODATION

Approximate net internal floor area:

|              | ft <sup>2</sup> | m <sup>2</sup> |
|--------------|-----------------|----------------|
| <b>Total</b> | <b>524</b>      | <b>48.68</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 £6,200 and is listed as "Shop and Premises". Please note this figure does not constitute the rates payable. For an accurate figure of the business rates payable, and information on any relief, please contact the Business Rates Department at the Local Borough Council.

## SERVICES

Mains electricity, 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 unit 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.

## TERMS

The premises are available by way of a new lease for a term to be agreed at a rental of £100.00 / week. 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.