

## TO LET

Prominent retail unit with  
two parking spaces

725 ft<sup>2</sup> (67.36 m<sup>2</sup>)

**79 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 corner position at the junction of Wellgate and Clifton Bank and benefits from a useful return frontage. The Wellgate multi-storey car park is situated directly opposite. There are a number of both local and national retailers represented on Wellgate.

## BRIEF DESCRIPTION

The property itself comprises an attractive, modern retail sales shop which benefits from a laminate floor covering, Economy 7 heating, Cat 5 cabling, Cat II lighting incorporated within a suspended ceiling, and two allocated parking spaces available within a private surfaced car park off Clifton Bank. Internally, the property is configured to include an attractive sales area, together with a modern kitchenette, office, store and separate W.C to the rear.

## ACCOMMODATION

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
<b>Wellgate Elevation</b>		
Shop Depth – 29'10		
Overall built depth – 40'1		
Internal width – 12'10		
<b>Clifton Hill Elevation</b>		
Shop Depth – 14'5		
Internal width – 12'10		
widening to 13'1		
<b>Total area attributable to retail</b>	<b>521</b>	<b>48.40</b>
Rear Office – 11'9 x 8'5	106	9.85
Store – 11'6 x 8'5	98	9.11
Separate W.C		
<b>Total</b>	<b>725</b>	<b>67.36</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 £5,600 and is listed as "Offices and Premises".

## 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, with the first year rental available at £750.00 per month. 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.