

Rotherham - 23 High Street, South Yorkshire S60 1PT
Prominent Town Centre Commercial Premises - To Let



BLUE ALPINE

PROPERTY CONSULTANTS



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Property Features:

- Comprises prominent three-storey commercial premises
- Suitable for variety of uses (Class E), subject to planning and all necessary consents
- VAT is NOT applicable to this property
- Available by way of a new lease of the whole premises, with terms to be agreed by negotiation, subject to contract
- Located in the heart of the Town Centre with occupiers close by include Subway, café`s, restaurants and more.

Property Description:

Comprises ground floor former restaurant with ancillary at first and second floor, providing the following accommodation and dimensions:

Ground Floor: 117 sq m (1,258 sq ft)

Open plan retail, prep area, rear hall

First Floor: 69 sq m (745 sq ft)

Office, former kitchen, storage, wc

Second Floor: 89 sq m (958 sq ft)

Ancillary, storage

Total GIA: 275 sq m (2,961 sq ft)

**All areas and dimensions are approximate.*



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Terms:

Available by way of a new lease of the whole premises, with terms to be agreed by negotiation, subject to contract.

Guide Rent: £18,000 per annum exclusive

Rent deposit might be required, subject to covenant and agreed lease terms.

Rateable Value:

Rateable Value - £12,250 p.a.

Rates Payable – Prospective occupiers are advised to make their own enquiries with the relevant local authority regarding rates payable.

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a D Rating. Certificate and further details available on request.



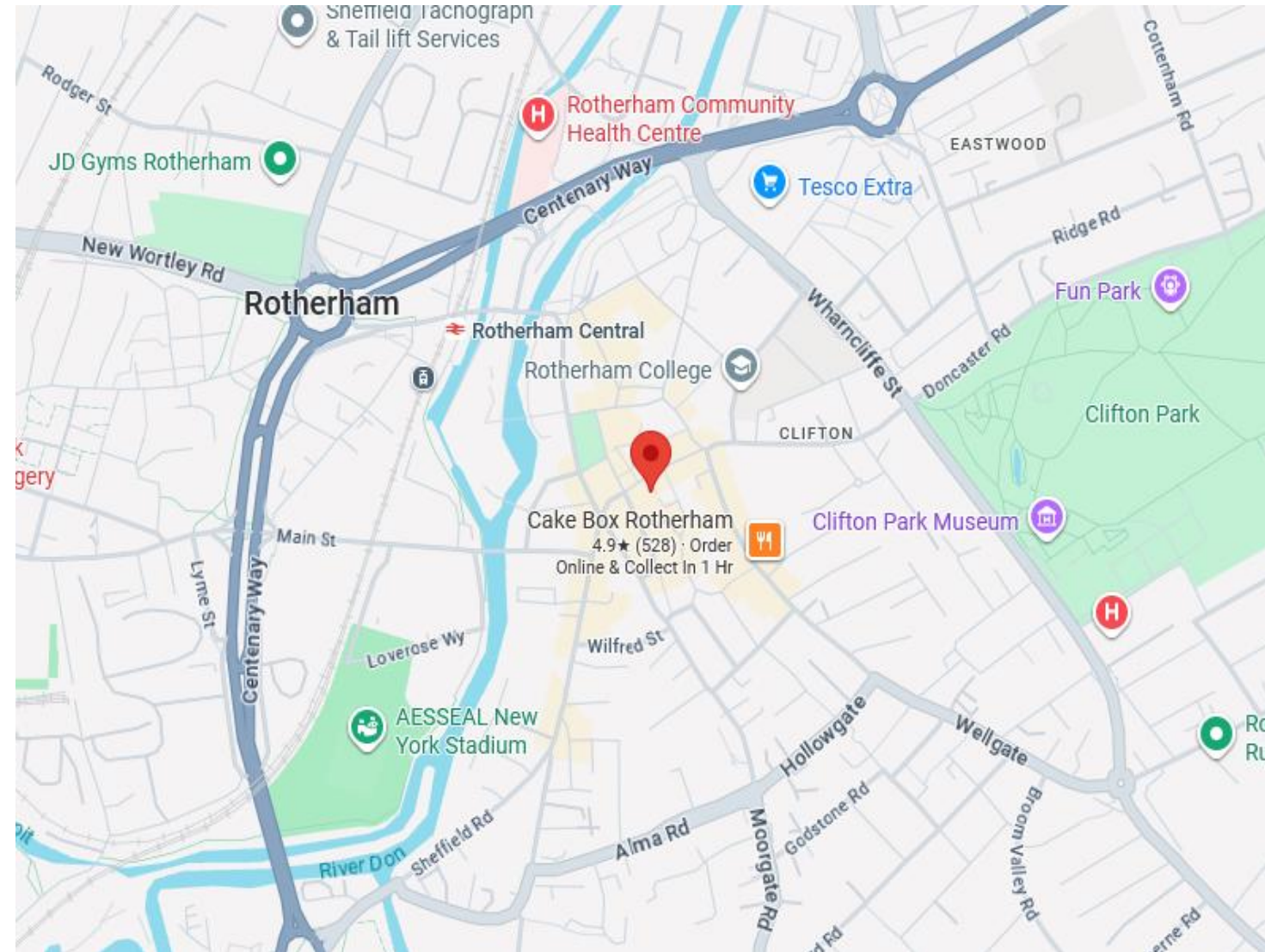
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Location:

Rotherham is one of the major commercial centres of South Yorkshire, located a short distance from the M1 Motorway (junctions 33 and 34) and the M18 Motorway (Junction 1), and about 6 miles north-east of Sheffield. The property is located in the heart of the Town Centre within 5 min walk from Rotherham Central Train Station. Occupiers close by include Subway, café's, restaurants, furniture store, tattoo parlour, hotel and many more.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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Disclaimer:

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