



SMITHYOUNG

TO
LET



PRIME RETAIL OPPORTUNITY – ROTHERHAM 11-13 HIGH STREET, S60 1PT

Location

The property is located in the Centre of Rotherham fronting High Street near the junction of College Street and Wellgate.

Nearby retailers include RBS, WH Smith, HSBC and Specsavers.

Accommodation

The premises provide the approximate net internal floors areas:

Ground Floor	22,343 sq ft	2,076 sq m
First Floor	19,237 sq ft	1,787 sq m
Second Floor	964 sq ft	89.5 sq m
Second Floor Mezzanine	341 sq ft	31.7 sq m

Term

Leasehold. Freehold offers will be considered.

Rent

Offers in excess of £200,000 per annum exclusive.

VAT

VAT, if applicable will be charged at the standard rate.

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £192,820

UBR (2016/2017): £0.497

Interested parties should make their own enquiries with the Local Authority to verify this information.

EPC

The energy performance certificate can be made available on request.

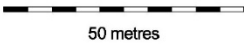
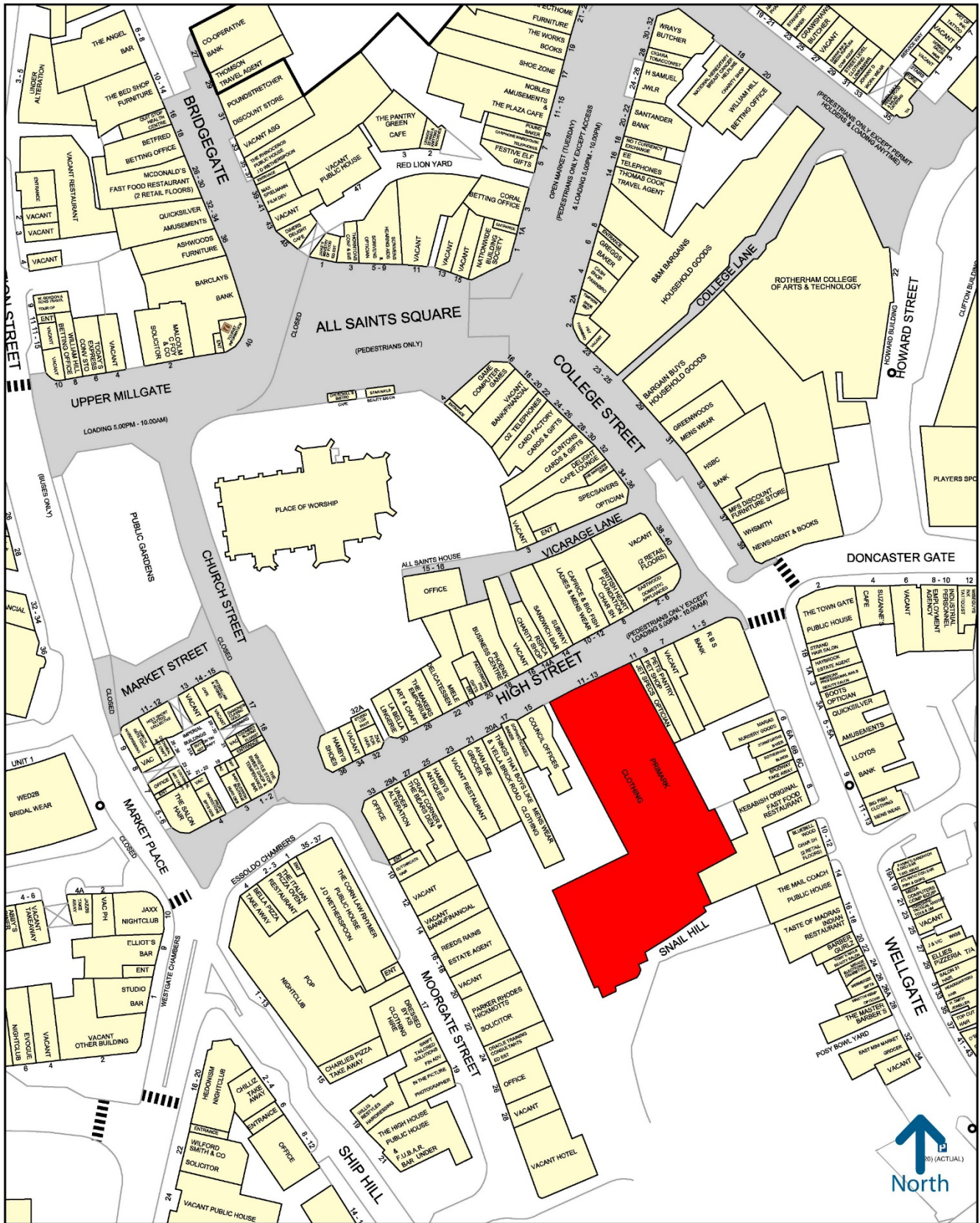
For further information, please contact:

Smith Young – 0114 256 8089

James Martin james.martin@smithyoung.co.uk
 Richard Padley richard.padley@smithyoung.co.uk
 Simon Cole simon.cole@smithyoung.co.uk
 Charlie Newman charles.newman@smithyoung.co.uk

Or our joint agent ESH - 0207 7580400

Date: 15/09/2017



50 metres



Experian Goad Plan Created: 30/03/2017
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