



TO LET

TOWN CENTRE RETAIL UNIT

4,637 Sq Ft (430.78 Sq M)

- ◆ Suitable for a number of uses, subject to planning
- ◆ Prominent town centre position
- ◆ Adjacent to Rotherham College
- ◆ Flexible terms



15-21, Doncaster Gate
Rotherham, S65 1DE

LOCATION

The property is located in a prominent position on the periphery of Rotherham town centre, approximately 200m south east of the prime retailing pitch around Effingham Street. Access to the property is from Doncaster Gate, Howard Street and Percy Street, the first of which is a secondary arterial route into Rotherham town centre. The property lies immediately adjacent to Rotherham College of Arts of Technology, and is in close proximity to Doncaster Gate Hospital.

DESCRIPTION

The property comprises a three storey semi detached former department store. The vacant ground floor comprises a large prominently open plan area which has the benefit of entrances to both Doncaster Gate and Howard Street. There is also a full height glazed shop front to the ground floor.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following Net Internal Area: 4,637 sq ft.

RATES

Shop and Premises

Rateable Value:	£28,000
Rates Payable (2019/2020):	£13,748

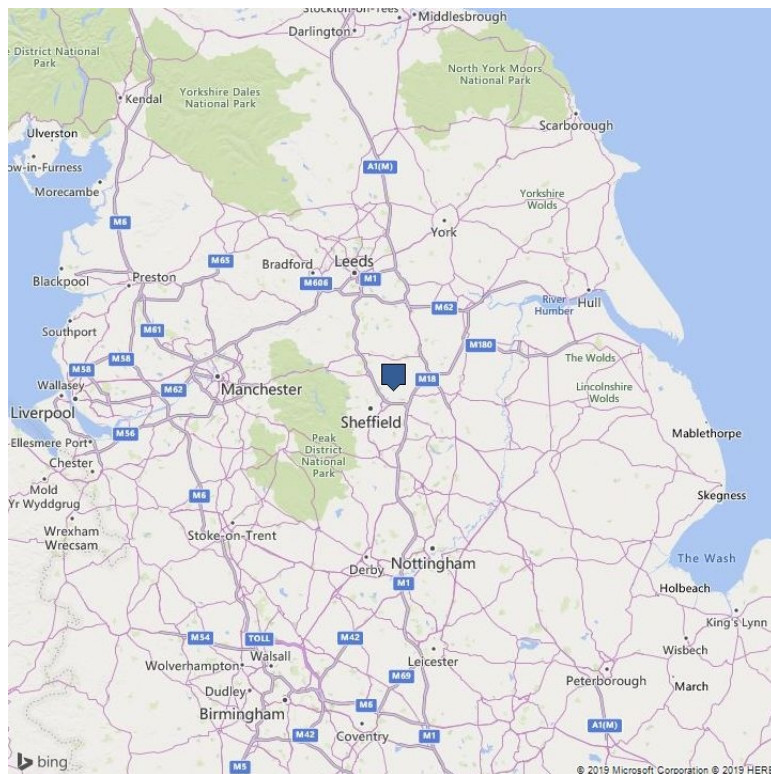
For viewing arrangements or to obtain further information please contact:

Pete Bradbury

petebradbury@cartertowler.co.uk

Max Vause

maxvause@cartertowler.co.uk



TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, at a commencing rental of £22,500 per annum.

The above amount is exclusive of business rates, utilities, service charge, insurance, VAT and all other outgoings.

A sale of the freehold will also be considered.

EPC

The property has an Energy Performance Asset rating of C. Further information is available.

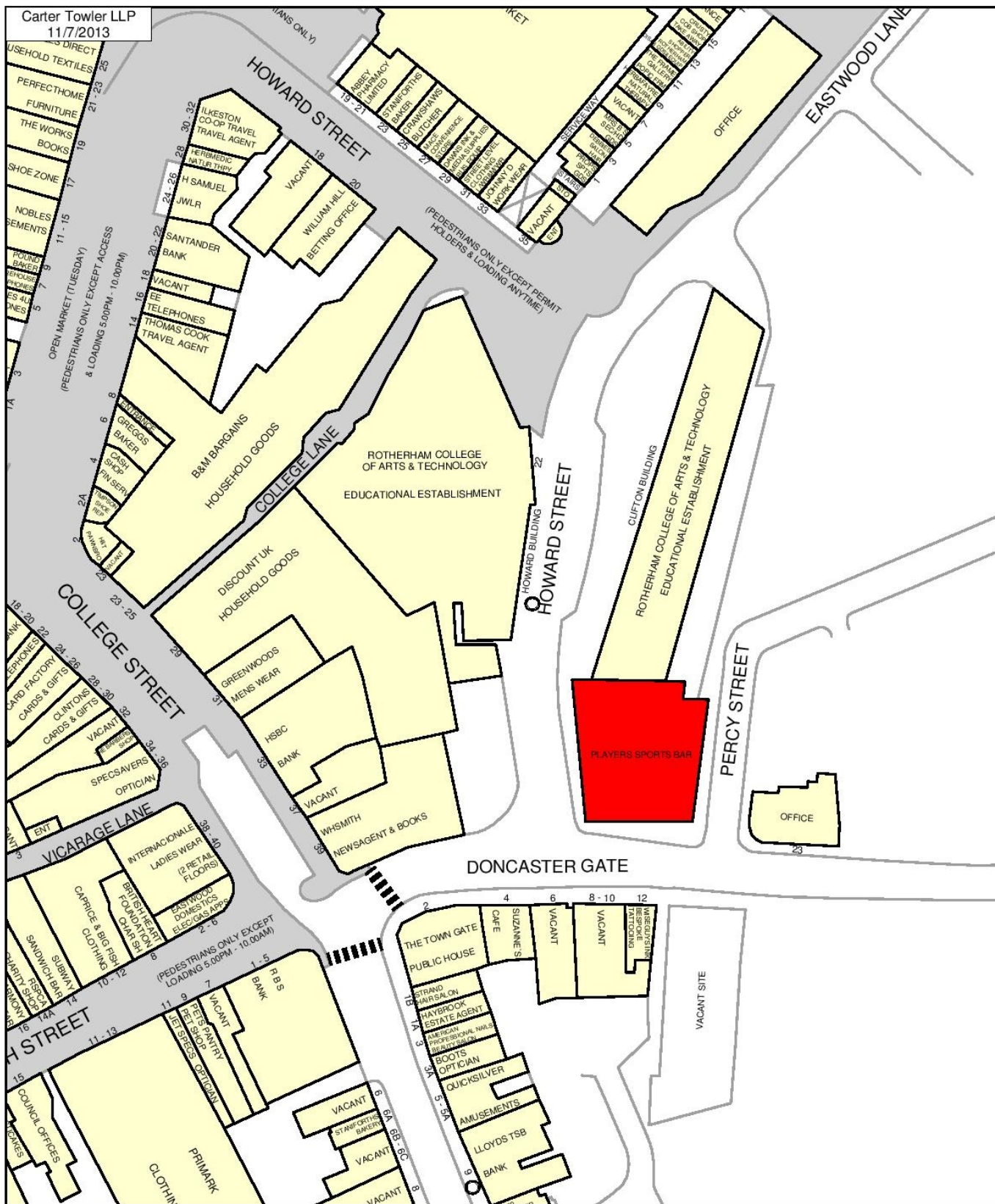
VAT

The property is elected for VAT.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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50 metres