

FOR SALE

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM



Freehold Retail Sales Shop  
with self-contained first floor.

3a Wellgate, Rotherham, S60 2LT.

## 📍 Location

The subject property is situated within a busy commercial retail location at the lower end of Wellgate, which comprises of a number of local retailers together with Lloyds Bank and a public house. There is the availability of off-road parking at the Wellgate multi-storey car park together with a further car park on Wellgate, and metered parking on parts of Wellgate and nearby College Street.

## 📄 Description

The subject property comprises of a two-storey retail sales shop, currently trading as a sandwich shop and having a modern ground floor sales / public seating area, rear kitchen / preparation area, together with a customer toilet facility and separate staff toilet facility. At first floor level there is a self-contained first floor store and toilet facility. The property will be sold with full vacant possession, whilst fixtures and fittings are available to purchase separately if desired.

## 📄 Accommodation

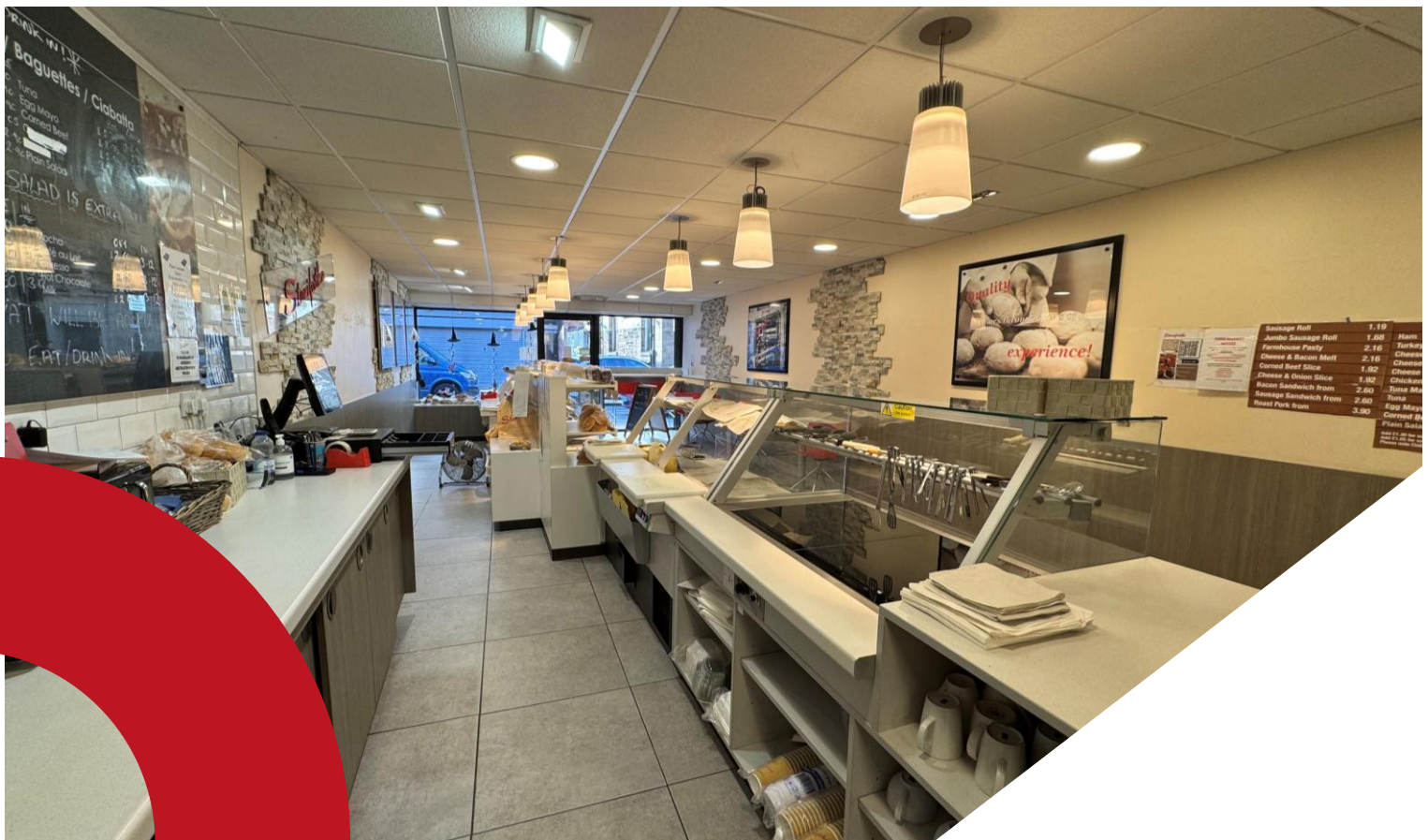
Approximate net internal floor areas:

	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>		
Sales	572	53.14
Toilet facility (customer)		
Kitchen / Prep	142	13.19
Store	12	1.12
Toilet facility (staff)		
<b>First Floor</b>		
Store	502	46.64
Lobby area	58	5.39
Toilet facility		
<b>Total</b>	<b>1,206</b>	<b>119.47</b>









## — Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £7,800, listed as “Shop & Premises”. Please note that this figure does not constitute the business rates payable.

## — Fixtures & Fittings

Fixtures and fittings are available to purchase separately to the property if desired. Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. The purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

## — Services

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering into any legal or financial commitment.

## — Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 112 (Band E). A copy of the EPC is available online or on request.

## — Tenure

Freehold.

## — Price

o/a £145,000



For further information please contact:

Neil Keally

01709 721706

commercialpropertyrotherham.com



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 a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

Prices quoted are exclusive of VAT but may be subject to VAT.

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents 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. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

Director: N.A.Keally BSc (Hons) MRICS  
Commercial Property Rotherham Ltd  
Registered Office Address: AEON House, Green Lane, Wickersley, Rotherham, S66 2BS.  
Registered in England: Company Registration Number: 06713512. VAT Number: 941 0499 27.



**RICS**

the mark of  
property  
professionalism  
worldwide