

FOR SALE

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Three-storey office building with potential for alternative uses (subject to planning) & with useful rental income of £12,000 p.a.

Royal Chambers, 8-12 Doncaster Gate, Rotherham, S65 1DJ.

Location

The subject property is located towards the bottom of Doncaster Gate, opposite its junction with Howard Street. The pedestrianised retail core of the town centre is a short walking distance away onto College Street. There is access to rear off-road parking via Wellgate. The bus interchange and train station are conveniently located within a five-minute walk.

Description

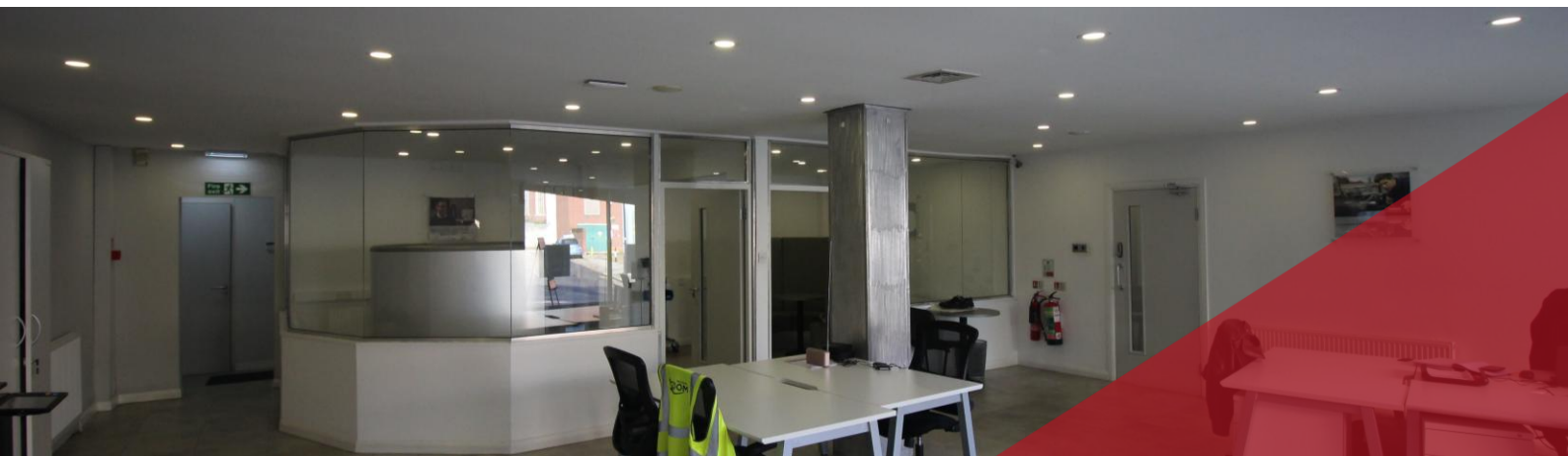
Royal Chambers comprises of a vacant, three-storey detached office building. The property provides an attractive stone façade, offering modern offices to all three floors with the ground floor providing a mixture of open-plan offices together with private glass-wall partitioned offices to the rear. There are further offices at second floor level, which are also accessible via a separate entrance directly from Doncaster Gate. The top floor was last used as a gymnasium and could easily be converted back to office accommodation. In addition to the vacant office building is a two-storey attached retail building which is currently let to a tattooist until 2030, providing useful rental income.

Accommodation

Approximate net internal floor areas:

Demise	ft ²	m ²
Ground Floor	1,592	147.90
First Floor	1,177	109.35
Second Floor	1,663	154.50
Total	4,432	411.75

(The above accommodation includes the adjacent tattoo studio, which is configured over two floors.)







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— Rating Assessment

No.12 Doncaster Gate is registered with a rateable value of £7,000 and is listed as “Shop & Premises”. Ground & First Floor, 8-12 Doncaster Gate is registered with a rateable value of £12,750 and is listed as “Offices & Premises”. Second Floor, 8-12 Doncaster Gate is registered with a rateable value of £4,900 and is listed as “Studio & Premises”. Please note that these figures do not constitute the business rates payable.

— Fixtures & Fittings

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. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

— Services

Mains gas, 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 59 (Band C). A copy of the EPC is available online or on request.

— Tenure

Freehold

— Lease

The adjacent property known as 12 Doncaster Gate which will form part of the sale of the development.

The property is let as a tattoo studio, with the current Lease due to expire in October 2030. The current rent passing being £12,000 per annum.

— Price

£260,000



For further information please contact:

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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 us 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 is a trading name of Burgess Commercial Ltd.

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