

www.lanewalker.co.uk

Telephone 0114 275 3260

Watsons Chambers, 5-15 Market Place, Castle Square, Sheffield S1 2GH

**Lane
Walker**

Chartered Surveyors
Commercial Property Consultants

RETAIL UNIT TO LET 43 BRIDGEGATE, ROTHERHAM S60 1PL



LOCATION

The property is situated on Bridgegate, a pedestrianised street in the heart of Rotherham Town Centre which links All Saints Square to the south and Frederick Street to the north. Nearby occupiers include McDonalds, Barclays Bank and Max Spielmann photography, Thomson Travel and the Co-operative Bank.

The property comprises a ground floor retail unit with ancillary space at the rear. The property also benefits from first floor and second floor accommodation which are accessed via ladder.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

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ACCOMMODATION

From our measurements taken on site we understand that the accommodation comprises the following net internal floor areas:

	SQ FT	SQ M
Ground Floor	610	56.7
Ground Floor Ancillary	224	22.7
Total	834	77.5

The premises also benefits from first & second floor storage space which can be accessed via ladder

TERMS

The premises are available to rent by way of a full repairing and insuring lease on terms to be agreed at an initial rental of £15,000 per annum exclusive of VAT.

RATEABLE VALUE

We are verbally advised by the local charging authority that the property is assessed for rating purposes as below: -

Rateable Value: £23,250

Interested parties are advised to make their own enquiries to the local charging authority to confirm rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred as a result of this transaction.

VIEWING

All arrangements are to be made strictly through the agents:

Robert Lane
Lane Walker
robert@lanewalker.co.uk
0114 275 3260

SUBJECT TO CONTRACT

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Energy Performance Certificate Non-Domestic Building



43, Bridgegate
ROTHERHAM
S60 1PL

Certificate Reference Number:
9900-7978-0332-4140-1074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Nat zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ **115** This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 211
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 105.97

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

84 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Details prepared April 2016

Lane Walker Property Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:
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