

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Two brand new retail units available separately or together.

115A & 115B, Whitehill Road, Brinsworth, Rotherham, S60 5HY.

Location

No. 115A & 115B Whitehill Road are located on the entrance to a popular and long-established retail parade which is anchored by the Premier Convenience Store in Brinsworth, which offers a large residential catchment area.

Accommodation

Approximate net internal floor areas:

Demise	ft ²	m ²
115A	506	47.00
115B	508	47.20

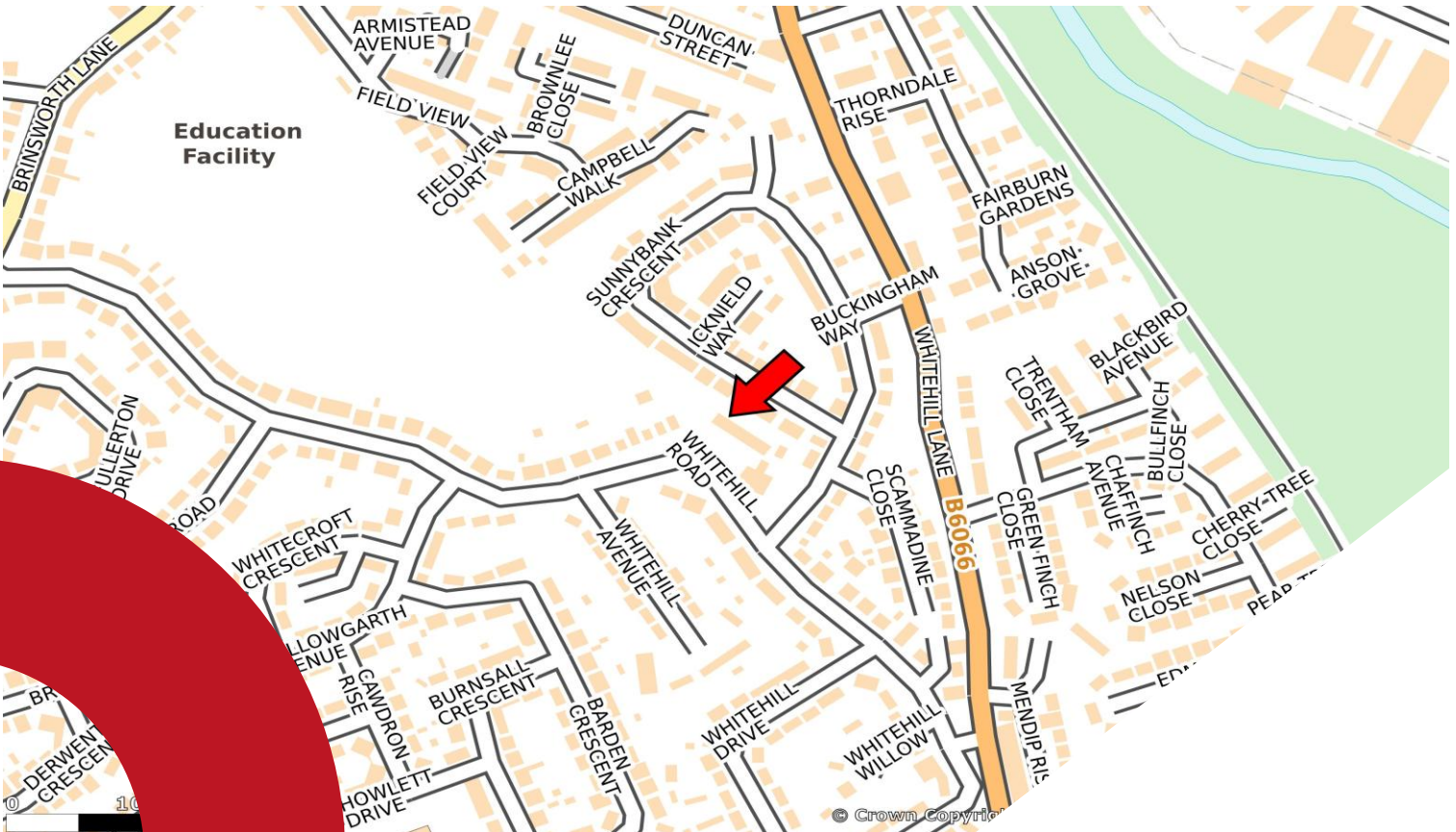
Description

The subject units provide brand new retail accommodation, benefiting from a toilet facility, glazed retail frontage, protected by an electrically-operated steel roller shutter door to the front elevation. The units are suitable for a variety of uses, however these must not conflict with any existing uses within the adjacent retail parade. Internally, each unit benefits from a toilet facility, LED lighting, wood-effect luxury vinyl tiled floor covering, and painted and plastered walls. There is the availability of car parking within the main car park itself.









— Rating Assessment

The units will be assessed for rating purposes on completion of the development.

— 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 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

Both units have an Energy Performance Certificate (EPC) Rating falling within Band B. A copy of the EPC is available online or on request.

— Terms

The units are available by way of a new Lease either separately or as a whole, at an initial rental of £800 per calendar month, per unit.



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.

VAT is not levied on rental.

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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