



## 33 College street

Price: £ 30.000 per annum

, Rotherham,



Agent

## Property Description

Large Town Centre Retail Premise with a prominent High Street Location

From 2,206 – 3,880 sq. ft

Unfurnished

Prominent High Street Location

Large Unit with Basement Storage

Premium Double Front Shop Window Display

Flexible Lease Terms

Suitable For a Variety of Uses

### Description

Formerly Greenwoods, the subject premise provides a ground floor shop unit with basement storage, toilet facilities and storage accommodation. There is a large, double front shop window display to maximise exposure. We understand the Property has consent for A1 use within the Town and Country Planning (Use Classes) Order 1987. However, prospective tenants should make their own enquiries with the local planning authority as it is suitable for a variety of uses.

### Location

The property is in the heart of Rotherham town centre pedestrian area, and occupies a prominent position on the east side of College Street, with nearby national occupiers including; Specsavers, HSBC bank, Tesco Extra, B&M, O2, rbs and Card Factory. Good transport links throughout, with both the bus station and train station within walking distance.

### Terms

Premise is offered on a full insurance and repairs basis. Lease terms can be flexible as required.

### EPC

Energy performance certificate is a E rating.

### Rent

£30,000 per annum

### Viewings

Strictly by appointment only.

### Energy Class: C

Energy class C



A+

A

B

C

D

E

F

G

H

### Address

<b>City:</b> Rotherham	<b>Zip:</b> S65 1AF	<b>Country:</b> United Kingdom
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### Details

<b>Property Id:</b> 20085
<b>Price:</b> £ 30.000 per annum

### Features

<b>Outdoor Details</b>		
<del>balcony</del>	<del>Garden</del>	
<b>Other Features</b>		
<del>Chair Accessible</del>	<del>doorman</del>	<del>Elevator</del>
<del>front yard</del>	<del>Fully Furnished</del>	<del>Modernised</del>
<del>On-street parking</del>	<del>Semi-Furnished</del>	<del>Unfurnished</del>

### Floor Plans

