

4 COLLEGE WALK, ROTHERHAM TO BE REFURBISHED



AVAILABLE BY WAY OF NEW LEASE, MAY SPLIT

LOCATION

The subject property forms part of a modern parade adjacent to the bus interchange in the centre of Rotherham. Multiple retailers in close proximity include **Coral, CEX, William Hill and Bighthouse.**

ACCOMMODATION

The shop is arranged on ground and first floor levels providing the following approximate dimensions and net internal areas:

Gross Frontage	41' 0"	12.5 m
Net Frontage	39' 6"	12.07 m
Internal Width	40' 5"	12.32 m
Shop Depth	69' 8"	21.23 m
Ground Floor Sales	2,643 sq ft	245.54 sq m
First Floor Store	1,400 sq ft	130.06 sq m

POSSIBLE SPLIT

Alternatively, subject to planning permission the shop would split to provide two units with the following approximate internal areas:

Ground Floor Sales	1,220 sqft	113.34 sqm
First Floor	650 sqft	60.39 sqm

TERMS

The whole shop is available by way of new effectively full repairing and insuring 5- or 10-year lease with 5 yearly upward only rent reviews. In the event that the shop is split the units would be available on similar terms on a pro rata basis.

RENTS

On application

SERVICE CHARGE - TBC

RATES (FOR UNIT AS IS)

Rateable Value	£15,500
UBR (20023/2024)	£ 0.499
Rates payable	£ 7,734

If the properties were to be split we would advise interested parties to investigate with the local authority for themselves.

Interested parties should verify these figures with Rotherham Borough Council Business Rates Department (Tel: 01709 382 121).

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

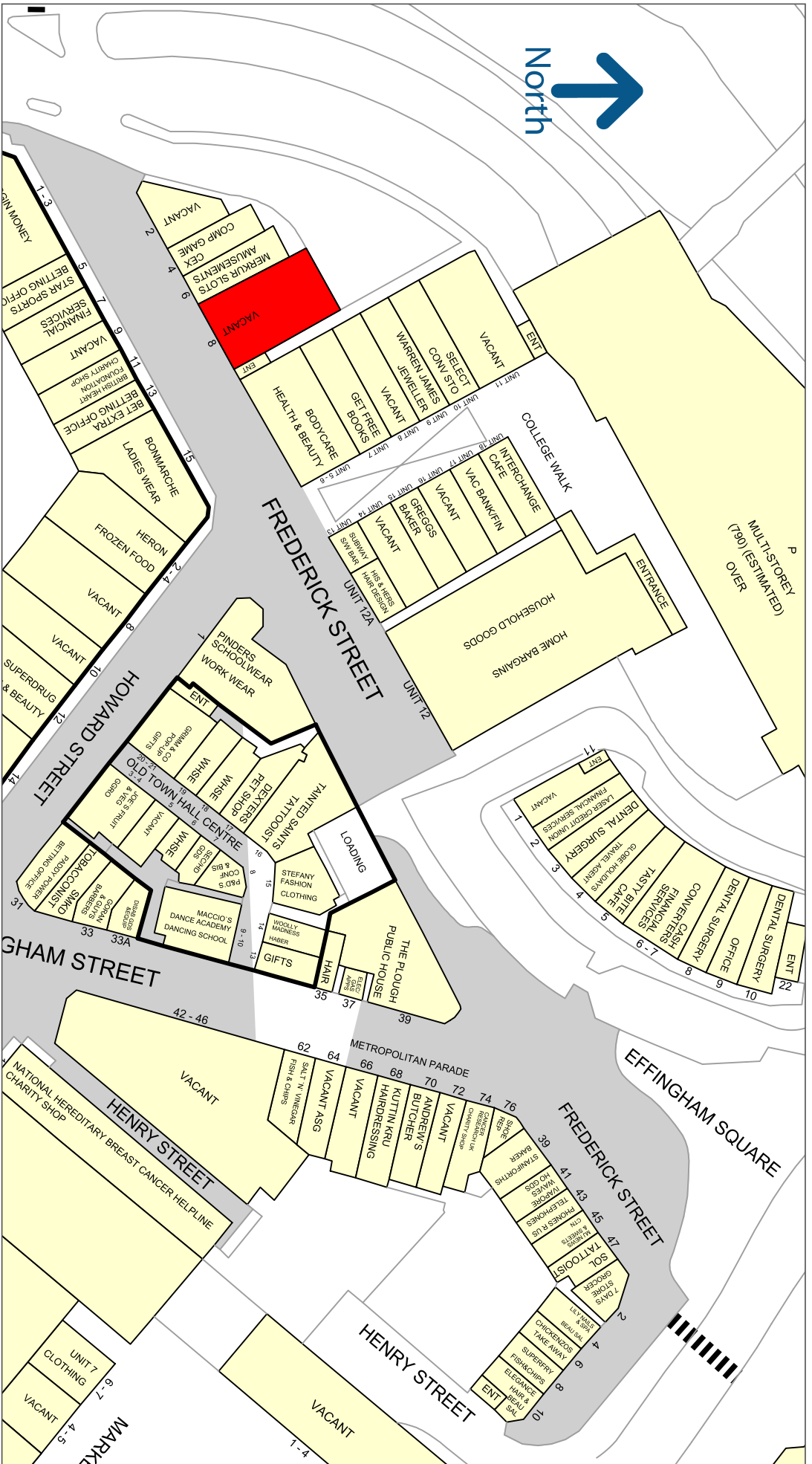
This disposal is confidential: **staff are not aware.** All enquires or arrangements to view should be via the sole agents, Dresler Smith.

Dresler Smith (Tel: 0113 245 5599)

Contact: David Dresler
davidd@dreslersmith.co.uk

Date of particulars: May 2023

SUBJECT TO CONTRACT & VACANT POSSESSION



Experian Goad Plan Created: 13/06/2023
Created By: Dresler Smith



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Energy Performance Certificate

Non-Domestic Building



Fulton Frozen Foods
4 College Walk
ROTHERHAM
S60 1QB

Certificate Reference Number:
2799-3065-0803-0500-1491

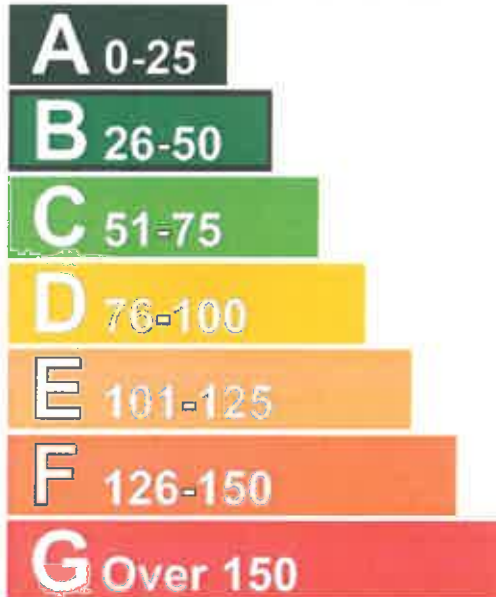
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



45 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	408
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	59.43
Primary energy use (kWh/m ² per year):	349.52

Benchmarks

Buildings similar to this one could have ratings as follows:

32	If newly built
93	If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	iSBEM v5.6.a using calculation engine SBEM v5.6.a.1
Property Reference:	793845690000
Assessor Name:	Ian Broadbent
Assessor Number:	STRO001776
Accreditation Scheme:	Stroma Certification Ltd
Employer/Trading Name:	www.clariuseco.com
Employer/Trading Address:	1 Parkways Court Oulton Leeds LS26 8TR
Issue Date:	19 May 2020
Valid Until:	18 May 2030 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0170-0540-9832-9895-4002.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification Ltd. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.