

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Attractive retail unit located within a modern indoor shopping centre.

Unit 9, College Walk Shopping Centre, Rotherham, S60 1QB.

📍 Location

College Walk Shopping Centre is located in the heart of Rotherham Town Centre and immediately adjacent and connecting directly into the Rotherham Transport Bus Interchange. The development has several retailers represented including Subway and Greggs. Footfall is strong with the shopping centre linking into Howard Street which leads to Rotherham College. There is also a multi-storey car park located immediately to the rear.

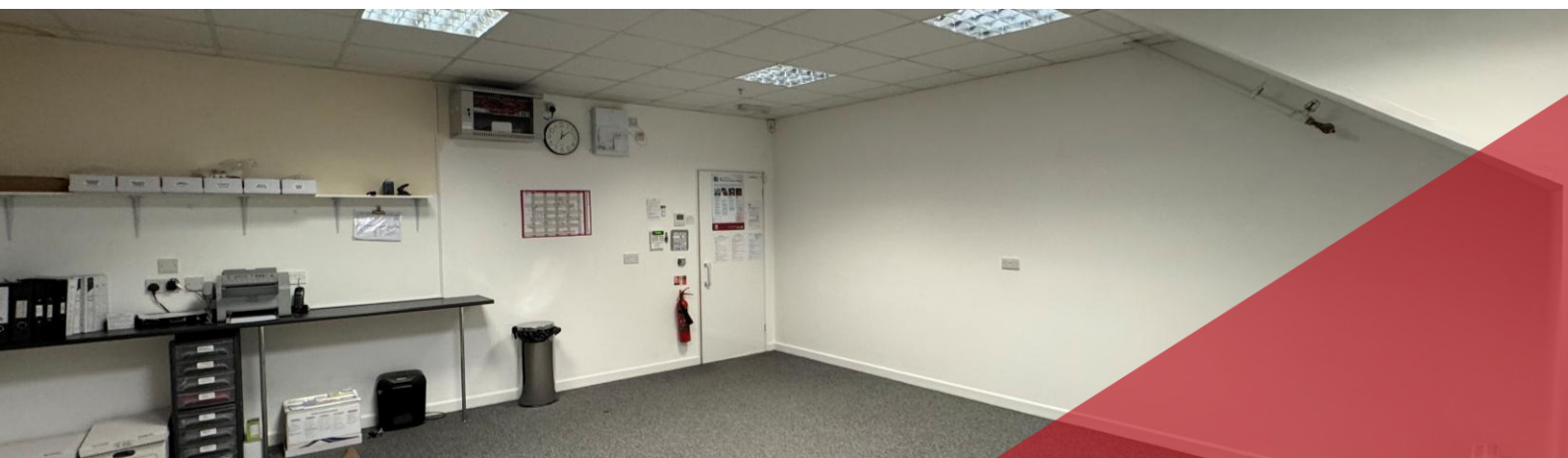
📄 Accommodation

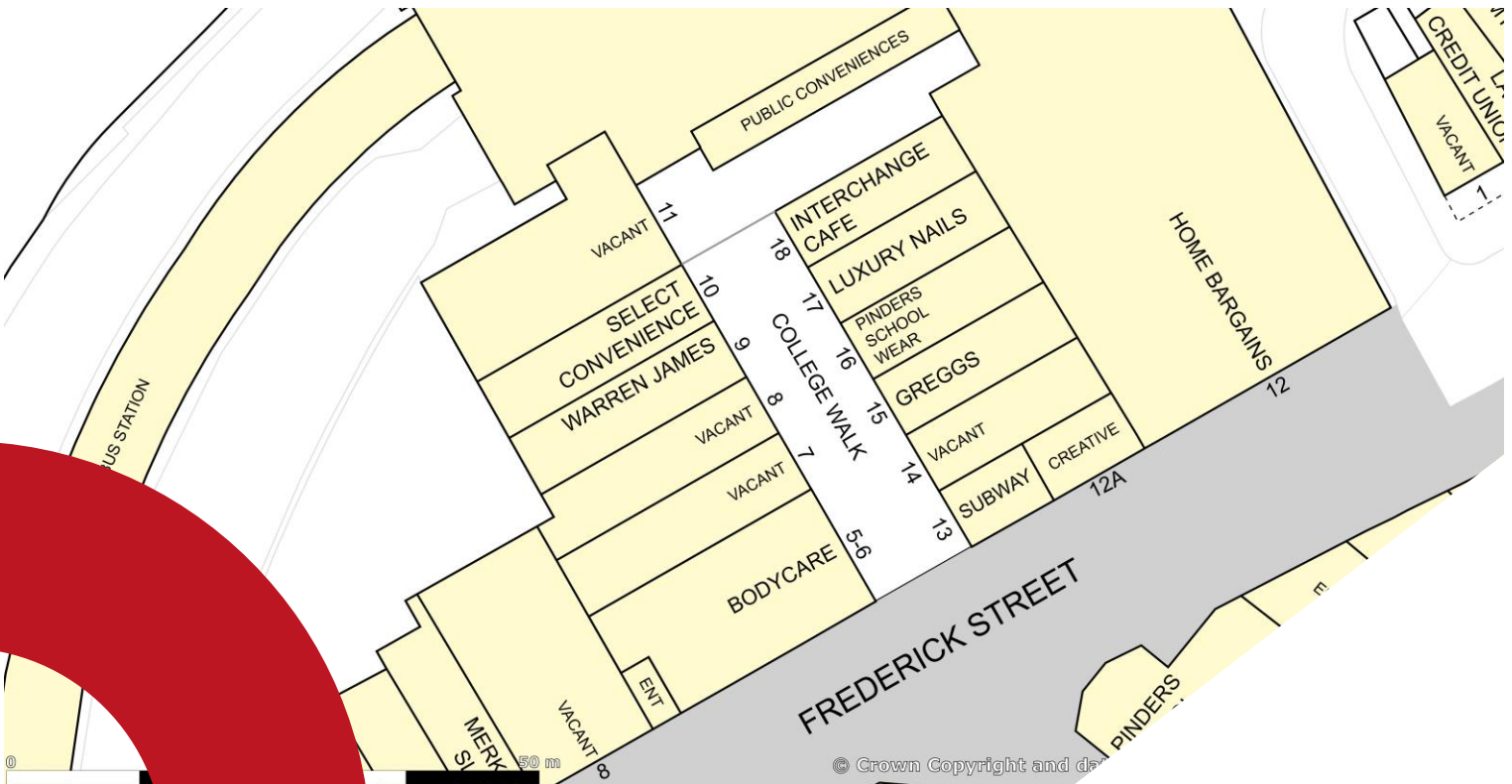
Approximate net internal floor areas:

Demise	ft ²	m ²
Ground Floor	1,220	113.34
First Floor	468	43.48
Total	1,688	156.82

📄 Description

This two-storey retail unit is now available by way of a new Lease and comprises of a modern, attractive ground floor showroom with full height glazed frontage overlooking the College Walk Shopping Centre. To the rear of the retail showroom is a kitchenette and store / staffroom, together with further stores and toilets at first floor level. Air conditioning is provided to the ground floor sales area. The accommodation is suitable for a variety of retail trades.





— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £15,250, and listed as “Shop & Premises”. Please note that this figure does 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.

— Service Charge

A service charge is payable for the maintenance, repair and cleaning of the College Walk Shopping Centre. The service charge is currently £989 + VAT per quarter.

— 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

The property has an Energy Performance Certificate (EPC) Rating of 50 (Band B). A copy of the EPC is available online or on request.

— Terms

The property is available by way of a new Lease at a rental of £16,000 + VAT per annum.



For further information please contact:

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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.

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Commercial Property Rotherham is a trading name of Burgess Commercial Ltd.

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