

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

Westgate Chambers, Rotherham S60 1AN



- **Prominent Town Centre Location**
- **Units Available on Westgate, Main Street & Domine Lane**
- **Suitable for a Variety of Uses**
- **Units Ranging From 465 sq ft to 5,911 sq ft**
- **Flexible Lease Terms Available**
- **Part of an Exciting New Development**

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LOCATION

The units are prominently located fronting Westgate, Main Street and Domine Lane in Rotherham Town Centre.

Nearby retail comprises a mix of independent boutiques and national multiples including, Costa Coffee, Subway, McDonalds and Specsavers.

DESCRIPTION

There are a variety of units available to let, ranging from 465 sq.ft to 5,911 sq.ft. The units are currently in shell condition, ready for a tenants fit out.

There is ample car parking in the vicinity.

ACCOMMODATION (Approx internal areas)

Unit 2b Main Street				
Ground Floor	465	sq.ft.	43.2	sq.m.
Total	465	sq.ft.	43.2	sq.m.
Unit 4 Main Street				
Ground Floor	1,076	sq.ft.	100.0	sq.m.
Total	1,076	sq.ft.	100.0	sq.m.
Unit 5 Main Street				
Basement	473	sq.ft.	43.9	sq.m.
Ground Floor	1,371	sq.ft.	127.4	sq.m.
Total	1,844	sq.ft.	171.3	sq.m.
Unit 6 & 7 Main Street/Westgate				
Basement	2,919	sq.ft.	271.2	sq.m.
Ground Floor	2,992	sq.ft.	278.0	sq.m.
Total	5,911	sq.ft.	549.2	sq.m.
Unit 11 Domine Lane				
Basement	3,652	sq.ft.	339.3	sq.m.
Ground Floor	741	sq.ft.	69.8	sq.m.
Total	4,393	sq.ft.	409.1	sq.m.

FIT-OUT

The landlord will be responsible for the installation of a shop front in each of the retail units and the provision of services. The units otherwise will be let in shell condition ready for ingoing tenants fit-out.

USE

The premises will have the benefit of a variety of planning uses Including E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (estate agency, financial and professional), A3 (restaurant), B1 (Offices use), and D1 (clinics, health centre) uses. There is also A4 (Bar). Other uses may be considered subject to planning

RATING

The business rates are to be assessed once the units have undergone redevelopment.

RENTS

Unit 2b Main Street - **£8,250 pa**

Unit 4 Main Street - **£13,000 pa**

Unit 5 Main Street - **LET**

Unit 6&7 Main Street/Westgate - **£38,750 pa**

Unit 11 Domine Lane - **£50,000 pa**

LEASE

The units are available on new lease's for terms to be agreed.

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

ENERGY PERFORMANCE CERTIFICATE

EPC's available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes - Crosthwaite Commercial

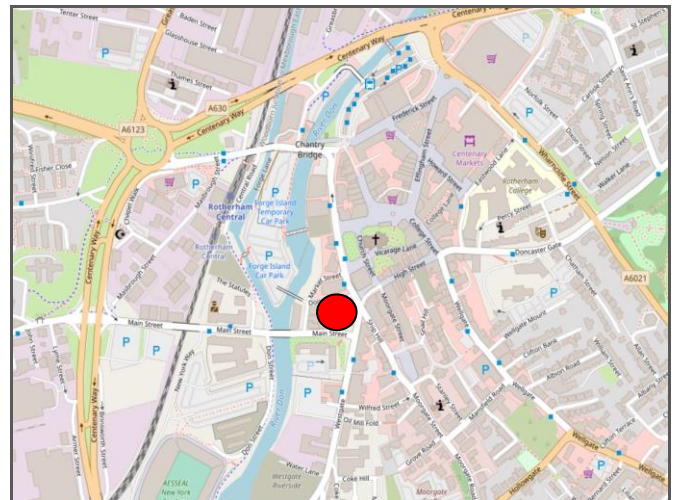
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SUBJECT TO CONTRACT AND AVAILABILITY January 2023