



JOHNSON FELLOWS

CHARTERED SURVEYORS

Rotherham, 32/34 Bridgegate, S60 1PQ

1st & 2nd Floor Premises - Leasehold



LOCATION

The subject property is located above the trading Quicksilver Amusements on the pedestrianised section of Bridgegate within Rotherham town centre.

Multiple retailers in the immediate vicinity include **JD Wetherspoons, Walmsleys, McDonalds, Betfred** and **Co-Operative Bank**.

Rotherham town centre is located approximately 7 miles north east of Sheffield and 14 miles south of Barnsley

DESCRIPTION

The premises comprise self contained first and second floor accommodation suitable for various uses, subject to consent.

ACCOMMODATION

First Floor NIA	184.50 sq m	1,986 sq ft
Second Floor NIA	176.39 sq m	1,898 sq ft

TENURE

The premises are available by way of a sub lease until November 2025.

RENT

Upon application

RATES

The information supplied by the Valuation Office Agency is as follows:-

Ratable Value £10,250

Interested parties should verify this information with the local rating authority.

VAT

All figures quoted are exclusive of VAT. We understand that VAT is applicable to the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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