

# Freehold For Sale

## Prominent Former Bank

1-9 High Street, Rotherham, S60 1PS

For further information  
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### Location

Rotherham is a large town in South Yorkshire, located 6 miles west of Sheffield with a population of 109,000. The town is well served by the A6109, in turn providing access to the M1 via junction 34.

The subject property occupies a prominent corner position on High Street a busy trading pitch where nearby occupiers include **Subway**, **Card Factory**, **B&M Bargains** and **Greggs**.

### Description

The property was formerly utilised as a bank and extends over basement, ground, first and second floors. The property also has the benefit of 10 car parking spaces to the rear.

### Price

Offers invited in the region of £425,000.

### Accommodation

Ground Floor	290m <sup>2</sup>	3,125ft <sup>2</sup>
Basement	129m <sup>2</sup>	1,393ft <sup>2</sup>
First Floor	283m <sup>2</sup>	3,048ft <sup>2</sup>
Second Floor	350m <sup>2</sup>	3,766ft <sup>2</sup>
<b>Total</b>	<b>1,052m<sup>2</sup></b>	<b>11,324ft<sup>2</sup></b>

### Business rates

The property is assessed for rates as follows:

**Rateable value:** £40,250  
**Rate in £ (2018/19):** 48.0p  
**Rates Payable:** £ 19,320

Interested parties should make their own enquiries with the Local Authority to verify this information.

### Planning

The property currently has the benefit of A2 (Financial Services) planning consent but is suitable for A3 (Cafes & Restaurants) & A4 (Drinking Establishments) uses STPP.

### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

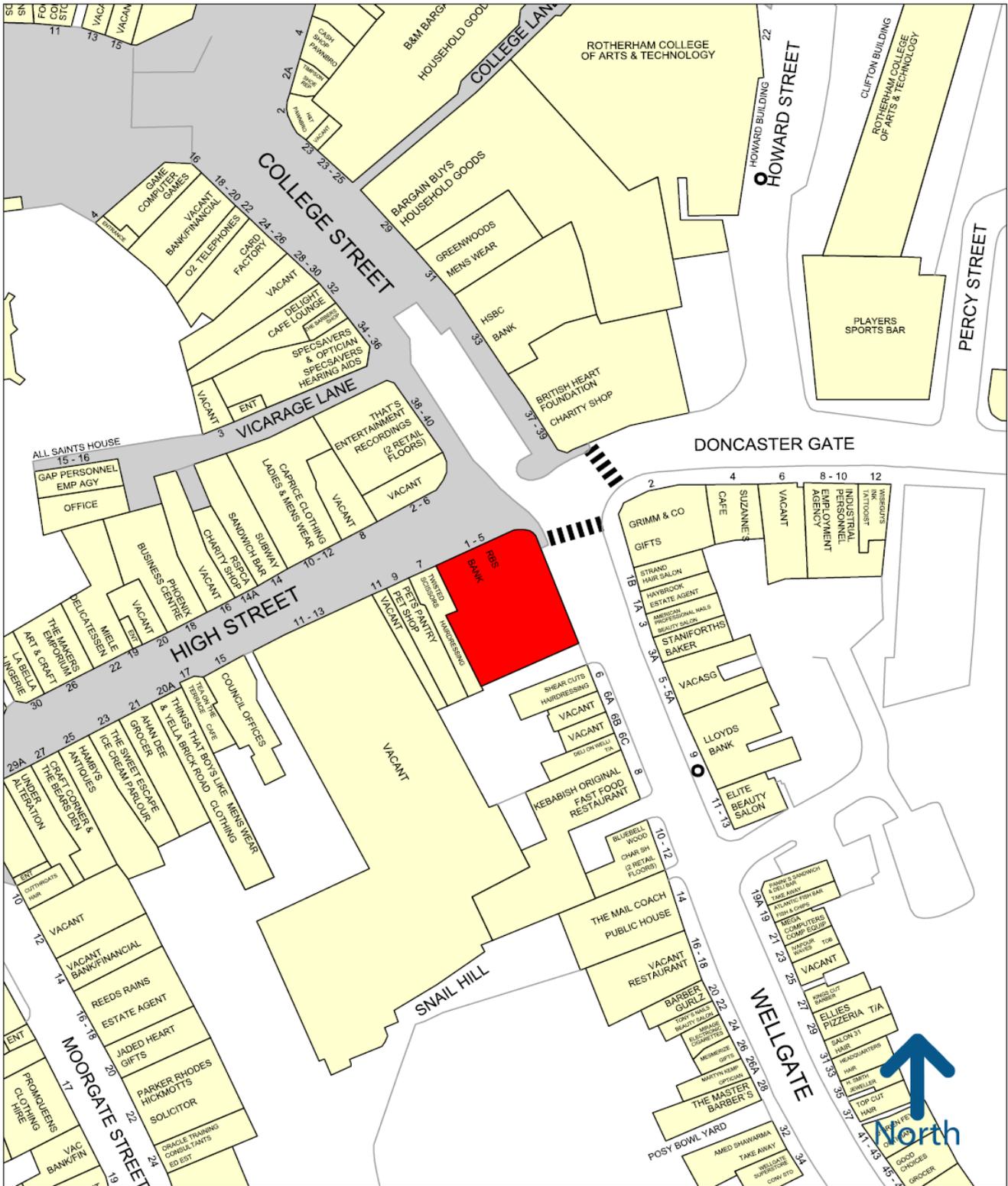
E 101. The EPC certificate is available on request.

### VAT

VAT if applicable will be charged at the standard rate.

### Viewing

Strictly by prior appointment with the sole agents.



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