

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS

COMMERCIAL



TOWN CENTRE OFFICES WITH PARKING

31-33 Doncaster Gate, Rotherham, S65 1DF

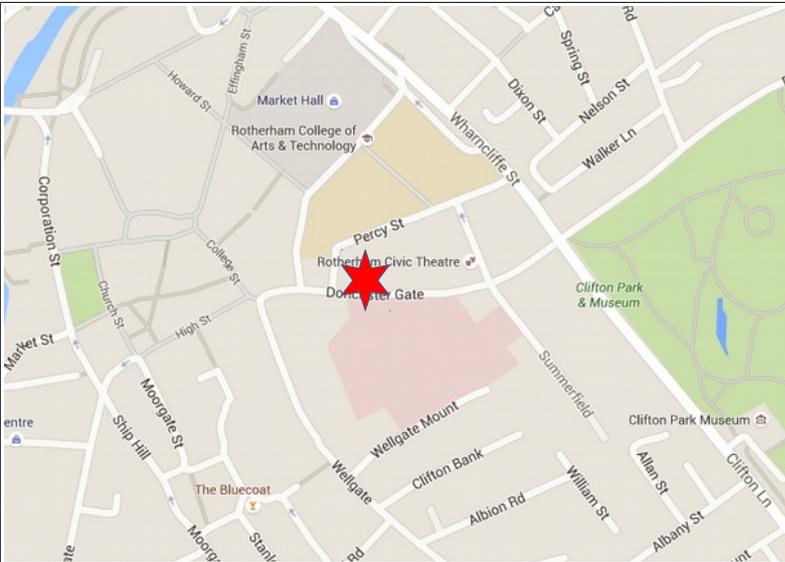
- Accommodation over three floors totalling 2,870 sq ft (266 sq m)
- 3 car parking spaces
- Easy access to the central shopping district
- Additional gated parking at rear by separate negotiation
- Refurbished ground and first floor office accommodation
- Situated in a pleasant landscaped environment
- Outline planning consent for change of use

FOR SALE

LOCATION

The property is situated on an elevated site fronting onto Doncaster Gate on the eastern edge of Rotherham town centre, within easy walking distance of the central shopping district. The property overlooks Doncaster Gate Hospital at the front and is near to Clifton Park with surrounding properties being a mix of uses which includes commercial, retail, healthcare and residential.

Rotherham itself is an established town contained within South Yorkshire some 6 miles to the east of Sheffield enjoying easy access to the main motorway network via J34 of the M1 Motorway some two miles to the west.



DESCRIPTION

The property comprises a larger pattern semi-detached/end of terrace former dwelling house thought to date back to the period around 1910, now renovated and extended in recent years and formerly occupied as offices.

Externally the property benefits from 3 car parking spaces.

ACCOMMODATION

The accommodation is summarised as follows:-

FLOOR	DESCRIPTION	AREA (SQ FT)	AREA (SQ M)
Ground	Entrance and Reception		
	Suite of 5 Offices		
	Interview room/library		
	Cleaner's store		
	Kitchen		
	Disabled unisex cloakroom with washbasin and w.c.		
	Staff toilets with two wash basins and w.c.'s		
Total GF		1153	107
First	Landing		
	Suite of 8 Offices		
	Male and Female Cloakrooms with wash basin and w.c.		
Total FF		1405	130
Second	Stores	312	29
Basement	Storage room/cellar		
TOTAL		2870	266

SERVICES

The property benefits from a gas fired central heating system to both ground and first floor accommodation

OUTSIDE

Front raised landscaped garden areas and rear yard with car parking.

BUSINESS RATES

Rateable Value: £16,250

TERMS/PRICE

The property is available freehold with vacant possession.

LEGAL COSTS

Energy Performance Certificate Non-Domestic Building



31-33 Doncaster Gate
ROTHERHAM
S65 1DF

Certificate Reference Number:
0491-9205-4030-6190-1503

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

83 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 317
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 73.98

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built
69 If typical of the existing stock

Each party will be responsible for their own legal costs incurred in the transaction. **VIEWING**

Arrangements to view are to be made strictly through the sole agents.

Mark Jenkinson and son – ref: Nick Wilson

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