



Michael Steel & Co
PROPERTY CONSULTANTS

Due to Relocation

FOR SALE

DEPOT WITH OFFICE ON SECURE SITE

**THE GATEWAY, 9 PARKGATE, ROTHERHAM,
SOUTH YORKSHIRE, S62 6NR**

293m² (3,150 sq ft) on 0.4 acres



- Single storey workshop and offices most recently used as plant hire depot
- Strategically well located just off the main A633 and only 4 miles from Junction 34 of M1 motorway
- Located in a predominantly industrial area and suitable for a variety of industrial and commercial uses (STP)

0113 2348999

Location

The property is situated on Parkgate, which is a principally industrial area. Parkgate is only a short distance off the main A633 Great Eastern Road which provides good communication links around the Rotherham area.

The property is only 1 mile from Rotherham town centre and within 4 miles of the M1 motorway (Junction 34) providing excellent access across the South Yorkshire region and further afield via the motorway network (including M18).

Description

The depot premises comprise a single storey workshop, single storey office along with store.

Externally the premises benefit from a concrete part loosely surfaced yard providing onsite storage, vehicle parking or potential for further industrial commercial development. The site also includes a mast with a current income of £723 per annum exclusive.

Total Site Area 0.16 ha (0.4 acres)



Accommodation

Workshop	91.98m ² (990 sq ft)
Offices	110.07m ² (1,185 sq ft)
Store	90.63m ² (975 sq ft)
Gross Internal Floor Area	292.68m² (3,150 sq ft)

Services

We are advised the premises benefit from mains water, sewer drainage and electricity along with individual appliances including lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Non Domestic Rating

We are informed by the Valuation Office website the premises are assessed at Rateable Value £14,750.

The National Uniform Business Rate for 2023/24 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We understand the premises benefit from their established depot use and could potentially be suitable for a variety of industrial and commercial uses (subject to planning).

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Rotherham Council Tel: 01709 382121.

Mast

The site includes a mast, which benefits from a right of access over the subject premises, let to EE Ltd and Hutchinson 3G Ltd for 10 years expiring 17 September 2030 with overall consideration being £1,200 per annum. A copy of the agreement is available upon request.

Energy Performance Certificate

An EPC has been commissioned and will be available upon request.

Vacant Possession

The site is offered with vacant possession, subject to the agreement on the mast.

Price

Seeking offers in the region of £250,000.

VAT

All rents and prices are quoted exclusive of VAT and VAT to be charged at the appropriate rate if applicable.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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Our Ref: 3428/A/M
July 2023

Subject to Contract