

# ROWLAND BURKITT

CHARTERED SURVEYORS & COMMERCIAL PROPERTY CONSULTANTS

10 WELLGATE,  
ROTHERHAM, S60 2LR



## TO LET / MAY SELL

- RETAIL UNIT – 5,700 SQ. FT. (530 SQ. M.)
- CLOSE TO ROTHERHAM CITY CENTRE
- NEARBY TRADERS INCLUDE PRIMARK AND LLOYDS BANK
- ANNUAL RENT OF £15,000 P.A.X.

# 10 Wellgate, Rotherham, S60 2LR

## Location

10 Wellgate is located adjacent to the busy High Street and a short walk from Rotherham Central Station and All Saints Square. Nearby occupiers include Primark, Lloyds Bank and Quicksilver. There is also a variety of local retailers in the vicinity, including clothes shops and hot food takeaways.

## Description

With a total ground floor area of 4130 ft<sup>2</sup>, and 1587ft<sup>2</sup> of basement storage the property provides an ideal opportunity for tenants with a large space requirement for their operations. The current planning use is for A3 (Restaurant and Cafes), but the distinctive layout means there is scope for a wide variety of retail uses. Access is shared and is through a private side gate on Wellgate leading to a yard.

## Accommodation

### Ground Floor

Sales Area

Internal Width (front) 7.27m (23'10")

Retail Area

Function Room

Kitchen

### Net Floor Area

240.5m<sup>2</sup> (2589ft<sup>2</sup>)

123m<sup>2</sup> (1327ft<sup>2</sup>)

20m<sup>2</sup> (214ft<sup>2</sup>)

### Basement

Storage

147m<sup>2</sup> (1587ft<sup>2</sup>)

### Second Floor

Residential

## Rates

10 Wellgate has a rateable value of £16,000.

For an accurate figure on the business rates payable, and information on any relief, please contact the Business Rates Department at the Rotherham Borough Council.

## Lease Terms

The property is to let on a new full repairing and insuring lease for term by negotiation.

## Rent

£15,000 per annum exclusive of rates and VAT.

## Freehold Sale

Alternatively offers will be considered for the freehold interest of the property with vacant possession.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing

Viewings are by appointment only. Please contact the sole agents on 0113 286 7006.

## Further Information

If you require more information please contact the sole selling agents, Rowland Burkitt Chartered Surveyors via email at [enquiries@rowlandburkitt.co.uk](mailto:enquiries@rowlandburkitt.co.uk) or by phone on 0113 286 7006.

## Subject to Contract

Details last updated 7<sup>th</sup> of October 2016

**ROWLAND BURKITT**

Telephone : 0113 286 7006

Email : [enquiries@rowlandburkitt.co.uk](mailto:enquiries@rowlandburkitt.co.uk)



Function room to rear of property.

Messrs. Rowland Burkitt for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All offers are subject to contract or lease and all prices or rentals quoted are exclusive of VAT.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in employment of Messrs. Rowland Burkitt has any authority to make or give any representation or warranty whatever in relation to this property.

# Energy Performance Certificate

Non-Domestic Building



No 10  
10 Wellgate  
ROTHERHAM  
S60 2LR

Certificate Reference Number:  
9211-3053-0806-0400-2895

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](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **86** This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	571
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	96.33

## Benchmarks

Buildings similar to this one could have ratings as follows:

**37** If newly built

**58** If typical of the existing stock

## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

<b>Assessment Software:</b>	DesignBuilder SBEM v2.2 using calculation engine SBEM v3.5.a.0
<b>Property Reference:</b>	216884510000
<b>Assessor Name:</b>	Richard Siddall
<b>Assessor Number:</b>	EES/007509
<b>Accreditation Scheme:</b>	Elmhurst Energy Systems Ltd
<b>Employer/Trading Name:</b>	Wensley And Lawz Ltd
<b>Employer/Trading Address:</b>	116 Walsgrave Road National Westminster Building Coventry CV2 4ED
<b>Issue Date:</b>	16 Jul 2010
<b>Valid Until:</b>	15 Jul 2020 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner

**Recommendations for improving the property are contained in Report Reference Number: 0220-0440-1869-1593-8006**

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on **0800 085 2005**