

# ROWLAND BURKITT

CHARTERED SURVEYORS & COMMERCIAL PROPERTY CONSULTANTS

59, 61 WELLGATE,  
ROTHERHAM, S60 2LT



## FREEHOLD FOR SALE

- TWO RETAIL UNITS
- 4 MINUTES WALK TO ROTHERHAM CITY CENTRE
- NEARBY TRADERS INCLUDE PRIMARK AND LLOYDS BANK
- TOTAL GROSS RENTS RESERVED £13,000 PA

# 59, 61 Wellgate, Rotherham, S60 2LT

## Location

The property is located on the eastern side of Wellgate, close to its junction with High Street and Doncaster Gate. Adjacent to Bricknells Estate Agents and nearby to multiple occupiers such as Primark, Lloyds Bank and Quicksilver.

## Brief Description

Lox Hair and Beauty Salon occupies the Ground and 1<sup>st</sup> Floor of 59 Wellgate whilst Eastern European Delicatessen occupies the Ground Floor of 61 Wellgate.

- 59 Wellgate - 3 year lease from 14/08/12 at £5,000 pax, the Tenant is currently holding over.
- 61 Wellgate - 15 year lease from 01/09/2007 (FRI terms) at £8,000 pax. A rent review is due on the 31/08/19.

## Planning

The existing property consists of two mid-terrace retail units.

Prospective purchasers should make their own enquiries with Rotherham Council's Planning department.

## Subject to Contract

Details prepared 5<sup>th</sup> of August 2016.

## Rating Assessment

59 Wellgate has a rateable value of £3,650 and 61 Wellgate has a rateable value of £9,000.

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

## Services

Mains water, electricity, drainage, gas and BT are all available. Prospective purchasers should make their own enquiries to confirm the location and capacity of these services.

## Price

POA

## Method of Sale

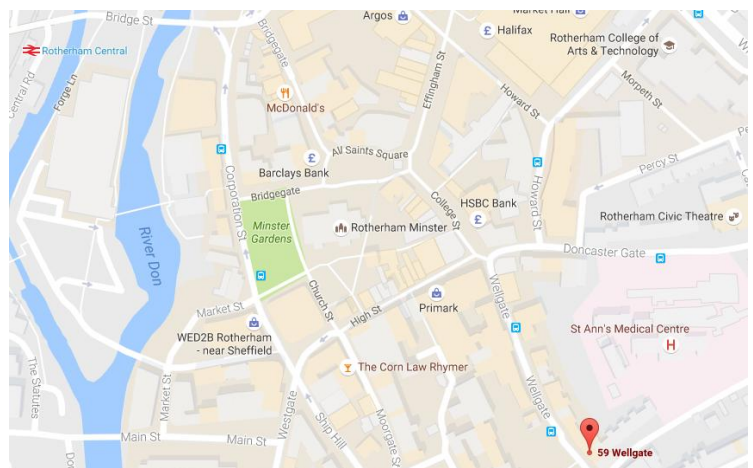
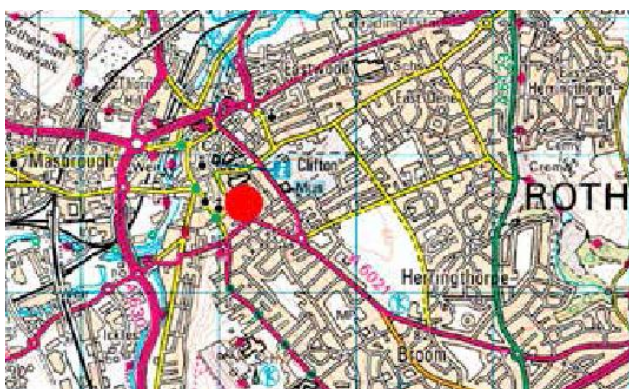
The sale will be by private treaty.

## 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.



**ROWLAND BURKITT**

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