



TO LET:

01482 645522

**Clinical/Office Accommodation, Barbers Avenue,
Rawmarsh, Rotherham, South Yorkshire, S62 6AE**



TO LET: Vacant Space within Rawmarsh Customer Service Centre, Barbers Avenue, Rawmarsh, Rotherham, S62 6AE

FEATURES

Dedicated ground floor clinical space and first floor office accommodation

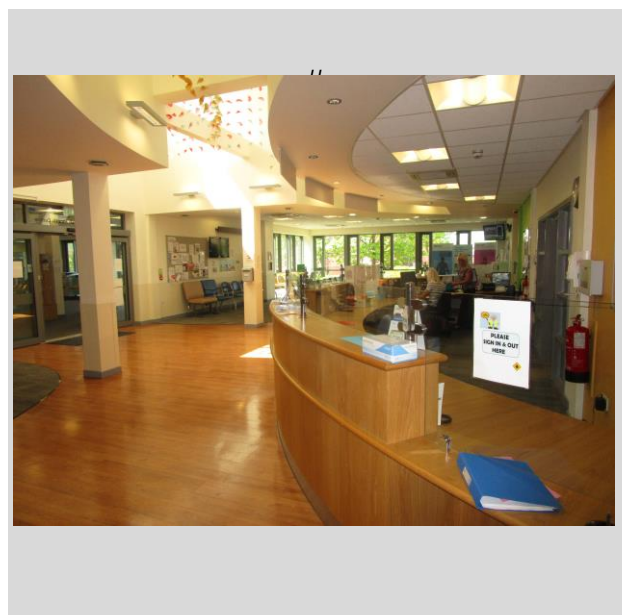
Potential to reconfigure

Extending to 262 sq m (2,819 sq ft) GIA

Plus shared ancillary accommodation and parking

CONTACT

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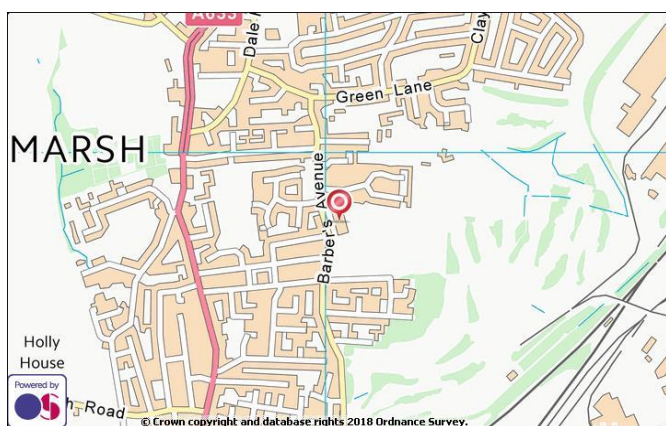


To Let: Clinical/Office Accommodation, Barbers Avenue, Rawmarsh, Rotherham, South Yorkshire, S62 6AE

DESCRIPTION

Vacant purpose built Primary Care accommodation situated within the Rawmarsh Customer Service Centre comprising a dedicated patient Reception area with Admin Records Office behind. A shared Waiting Room to the front which leads to a dedicated ground floor wing which is currently configured to provide five fitted-out Consulting Rooms and a separate Treatment Room. At first floor level there are two cellular Offices and a separate Meeting Room which are accessed from a common first floor corridor. The accommodation is situated within a purpose built two storey building and the accommodation adjoins an existing GP Practice and also Local Authority accommodation including Council Offices and a Public Library. The accommodation benefits from gas fired central heating and air conditioning. The clinical rooms have clinical sinks, fitted clinical cabinetry, worktops with integral stands and fitted examination lamps, shared kitchen and WC facilities are provided within the building. Externally the accommodation benefits from shared rights for car parking within the dedicated Rawmarsh Customer Service Centre car park.

LOCATION



The property is located within Rawmarsh which is a large village within the Metropolitan Borough of Rotherham in South Yorkshire. It is approximately 2 miles east of Rotherham town centre and 3 miles south-west of Swinton. The Rawmarsh Customer Service Centre is situated with frontage onto Barbers Avenue which has easy access onto the A6123 roundabout at its southern junction.

TERMS

The property with vacant possession is available to let at a guide price of £35,000 pa plus VAT. It is to let on a standard commercial effective full repairing and insuring lease plus service charge for the running of the building. Terms and length of lease are subject to negotiation.

The accommodation is available to let in its current form but the landlord would consider reconfiguring the accommodation for alternative potential users who would have some synergy with the existing users within the other parts of Rawmarsh Customer Service Centre.

ACCOMMODATION

NIA:

Ground Floor 200 sq m (2,152 sq ft)

First Floor 61.7 sq m (664 sq ft)

OTHER INFORMATION

Local Authority – Rotherham Borough Council.

Rateable Value - £28,000.

EPC – The current EPC rating is “D94”.

Services – Mains water, electric, drainage and gas are connected to the property. Gas fired central heating and some air conditioning is provided. Please note that none of the services have been tested and prospective purchasers are advised to check on the suitability of the services for their proposed use.

VAT – All prices expressed in these particulars are exclusive of VAT. We understand that VAT is applicable to this proposed letting.

Commercial Property Leases – Prospective tenants are advised to take professional advice before entering into a lease. A copy of The Code for Leasing Business Premises in England and Wales 2007 can be viewed online at www.leasingbusinesspremises.co.uk.

Legal Costs – Each party will be responsible for their own legal costs in respect of this transaction.

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