

**TO LET**

**Modern Car Dealership**  
**9,045 sq ft | 1.54 acre site**

Display for approx. 145 cars

**Riverside Way**

SHEFFIELD ROAD | ROTHERHAM | S60 1DS





Modern Car Dealership | 9,045 sq ft | 1.54 acre site



### Description

A purpose built modern detached car showroom with ancillary workshop, offices, parts and valeting accommodation together with external vehicle display areas.

Accommodation is split within the main building to provide areas of showroom, showroom ancillary, offices, workshop and parts. A small separate building provides for valeting.

Externally, the site is laid out to provide for areas of vehicles display, vehicle storage and customer parking. In this respect there are a total of approximately 145 spaces on site though this figure includes shadow parking spaces.

### Area

The site extends to approximately 1.54 acres (0.623 ha) with the building extending to a total GIA of 9,045 sq ft (840.23 sq m) including a mezzanine of 975 sq ft (90.57 sq m).

## Floor Areas

Floor	Area	Sq M	Sq Ft
<b>Ground</b>	Showroom / customer	245.58	2,643
	Office	70.74	761
	Workshop	218.19	2,349
	Parts	43.74	471
	Ancillary	67.24	724
<b>First</b>	Office	53.06	571
	Ancillary	27.3	294
<b>Mezzanine</b>	Parts	40.19	433
<b>External</b>	Valet	74.19	799
<b>TOTAL</b>		<b>840.23</b>	<b>9,045</b>

## Rateable Value

The premises is assessed for Business Rates purposes as follows:

Rateable Value : £69,500

# Riverside Way

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## Situation

The property is located adjacent to the roundabout junction of the A6178, A630 and A6021 roads which essentially link Rotherham Town Centre to the north with Junctions 33 and 34 of the M1 motorway to the south and west respectively. It has frontage and prominence to the A6178 Sheffield Road and is accessed via Riverside Way, which comprises a private access road shared with Evans Halshaw Citroën dealership to the rear.



Keyline for indicative purposes only.

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## Location

Rotherham is a large town in South Yorkshire, developed on heavy industrial, particularly within the steel sector. Whilst traditional industry has declined, a notable modern development is the Advanced Manufacturing Park, which has attracted a variety of High-profile occupiers including Boeing, McLaren, Rolls Royce and the University of Sheffield.

Nearby conurbations include Sheffield, Doncaster and Leeds which are positioned approximately 9 miles south west, 11 miles north east and 30 miles north respectively. The M1 and M18 motorways border the periphery of Rotherham, offering good road connectivity.

Key attractions located within Rotherham or within close proximity include Rotherham Minster, Magna Science Adventure Centre and Meadowhall Shopping Centre.

## VAT

The property is elected for VAT and VAT will be charged on rents and other outgoings.

## EPC

The property has an EPC rating of 4 and a reference number of 0050-9928-0341-0800-7044. A full copy of the report can be provided upon request.

## Lease

The property is available To Let on a new full repairing and insuring lease for a term to be agreed from Q3 2021.

## Rental

Our client is seeking a rental of £125,000 pax plus VAT payable quarterly in advance.

## Legal Costs

Each party will be responsible for their own legal costs incurred. Subject to contract.



## Further Information

For further information contact the joint agents:



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