



**SITUATION**

Located on the pedestrianised section of Bridgegate and All Saints Square amongst a variety of traders and multiples such as **Barclays Bank, McDonald's, The Co-Operative Bank, Ladbroke's** and a **Superdrug** with Rotherham Central Train Station being within ¼ mile. Rotherham is a major commercial centre in South Yorkshire lying approx. 6 miles north-east of Sheffield and enjoying excellent road access via the M1 (Junction 33) and the M18 (Junction 1).

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with internal access (via a hatch) to **Ancillary Accommodation** on the first and second floors as well as an **Attic** at third floor level.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant Shop & Upper Part**

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **NICHOLAS BORD**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	19'4"
Internal Width	16'11"
Shop Depth	38'9"
Built Depth	48'2"
Area	Approx 862 sq ft
<b>First Floor Ancillary Area</b>	Approx 645 sq ft <sup>1</sup>
<b>Second Floor Ancillary Area</b>	Approx 250 sq ft <sup>1</sup>
<b>Third Floor Attic</b>	Not inspected

<sup>1</sup> Not Inspected by Barnett Ross. Areas provided by Vendor.



**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts