TO LET

3 All Saints’ Square
Rotherham S60 1PW

- Prime Town Centre location
- Available for immediate occupation
- Suitable for a number of uses
- Offers are invited at or above £9,750 p.a.
- **Flexible terms & INCENTIVES are available**
- Closing date for expressions of interest **Friday 12th April 2018 at 4pm**
Locality
The property is located in All Saints’ Square in the heart of Rotherham town centre. Accessed via the pedestrian precinct, close by is a main bus route into the exchange terminal. A selection of independent and national retailers are also located close by.

Description of Property
A self contained ground floor retail unit with basement storage areas and W.C. The property benefits from frontage onto All Saints’ Square.

Area
The property comprises retail space (24.2m² approx.), office (7.6m² approx.) and storage (3.9m² approx.) on the ground floor, with storage (36m² approx.) and W.C in the basement. Access is taken via internal staircase.

Services
The property has mains electricity and water.

Rent & Rates
Rent: Offers at or above £9,750 per annum
Rateable Value £8,400
Rates Payable £4,141.20 for 2018/19

Small business rates relief may be available. Please make your own enquiries in relation to rates payable as these will depend on your personal circumstances.

All offers must be made on an Official Offer Form and returned in an envelope with the Official Offer Label attached to the front at any time.


Lease Terms
Flexible lease terms are available

The property is available on an Internal Repairing and Insuring basis (including the shop frontage).

NOTE: The incoming tenant is required to pay £500 towards the Councils Surveyors and Legal Fees.

Terms and Conditions
The Council hereby gives notice that:

These particulars are set out as a general outline for guidance of intended purchasers/tenants and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and any other details are given without responsibility. Any intending purchasers/tenants should not rely on them as statements or representative of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Neither the Council, nor any of it’s officers, has any authority to make or give any representations of warranty, whatever in relation to this land/property.

Regeneration & Environment Services, Riverside House, Main Street, Rotherham, South Yorkshire, S60 1AE
Equalities Monitoring

To help us make sure that the services we provide are fair to everyone in Rotherham we would like to ask you some additional questions.

By answering these questions you will help the Council to identify gaps in its service provision, target resources more effectively, and establish who our customers are. Any answer you give is strictly confidential. Thank you for your assistance.

Q1 Are you?  
Male...........................................................................☐ Female....................................................................☐

Q2 Do you consider yourself to be disabled?  
Yes...........................................................................☐ No............................................................................☐

Q3 If you answered yes to the above question, and if you wish, please tick as many boxes below that you consider applies to you:  
Physical or mobility impairment.....................................☐ Learning disabled person.................................☐
Sensory impairment (hearing, vision or speech)…………..☐ Non-visible condition such as epilepsy or diabetes..........................................................................................☐
Mental health service user.................................☐

Q4 What is your age?  
Under 25....................................................................☐ 35 to 44..........................................................☐ 55 to 64....................................................................☐
25 to 34....................................................................☐ 45 to 54..........................................................☐ 65 or older....................................................................☐

Q5 How would you describe your ethnic origin (please tick only one box)  
White British.................................................................☐ White Irish.............................................................☐ Other White Background............................................☐
Black or Black British....................................................☐ Black or British Black..............................................☐ Other Black Background............................................☐
Caribbean.................................................................☐ African.............................................................☐ Other Ethnic Background............................................☐
Chinese.................................................................☐ Yemeni.............................................................☐
Asian or Asian British....................................................☐ Asian or Asian British..............................................☐ Asian or Asian British..............................................☐
Indian.................................................................☐ Pakistani.............................................................☐ Bangladeshi.............................................................☐
Asian or Asian British....................................................☐ Other Asian Background.............................................☐ Dual Heritage Black....................................................☐
Kashmiri.................................................................☐ Other Asian Background.............................................☐ Caribean & White.............................................................☐
Dual Heritage Black African & White............................☐ Dual Heritage Asian & White.............................................................☐ Other dual heritage.............................................................☐
Gypsy/Roma.................................................................☐ Irish Traveller.............................................................☐ Other Gypsy or Traveller background............................☐
Decline to answer..........................................................☐

Please tell us what other White Background

Please tell us what other Black Background

Please tell us what other Ethnic Background

Please tell us what other Asian Background

Please tell us what other Mixed Race Background

Q6 Please indicate if you are from one of the following EU accession Countries?  
Bulgaria....................................................................☐ Lithuania.....................................................................☐
Czech Republic............................................................☐ Poland .....................................................................☐
Estonia.....................................................................☐ Romania.....................................................................☐
Hungary.....................................................................☐ Slovakia.....................................................................☐
Latvia.....................................................................☐ Slovenia.....................................................................☐

Thank you for completing this form. The information provided will help us to improve our services to you and others in Rotherham.
Offer Enclosed: **DO NOT OPEN**

Submit to: Estates Manager
          Estates Team
          Riverside House
          2nd Floor Wing C
          Rotherham
          S60 1AE

File Ref: **KB/32**

---

**FOR OFFICE USE ONLY**

<table>
<thead>
<tr>
<th>Date Received</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time Received</td>
</tr>
<tr>
<td>Received by</td>
</tr>
</tbody>
</table>

---

*Cut around the dotted line and stick this label to your envelope*

The envelope shall not bear any name or mark indicating the sender, as your offer may be invalidated and not considered.*