

FOR SALE

LM ONE.

ATTRACTIVE COMMERCIAL UNIT AND
DETACHED HOUSE WITH AMPLE
GARDEN



WHARF HOUSE, BRIDGE STREET, ROTHERHAM, S60 1QJ

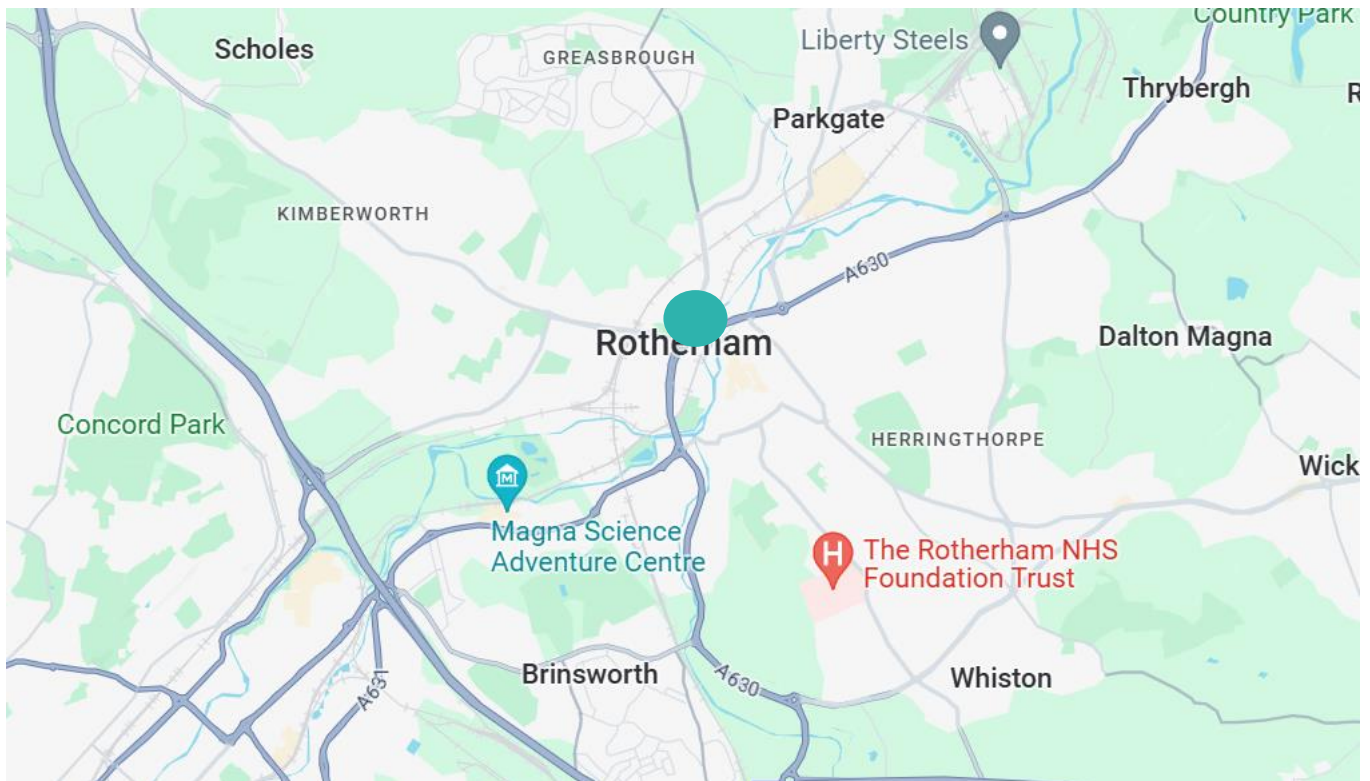
Price – On application

Size – 5,790 sq ft

- Commercial unit suitable for leisure / F&B use STP
- Site extends to 0.4 acres
- Immediately adjacent the new Forge Island leisure development

SALE CONSIDERATIONS

- For Sale on a Freehold basis.
- Price on application
- Commercial unit extends to 4,520 sq ft. House 1,270 sq ft
- Comprising an attractive commercial unit retaining many character features
- The site benefits from an alcohol licence and associated planning permission to operate as a pub venue, events space, leisure and Food and Beverage operators.
- Immediately adjacent the £47 million Rotherham Forge Island development due to open late summer 2024.
- Site extends to 0.4 acres, part surfaces serving as parking and yard space
- Short term Lease in place on ground floor of commercial unit.



LOCATION

The property is located centrally in Rotherham and directly opposite Rotherham train station. Immediately to the north is the Centenary Way (A630) fly over dual carriage way, one of the main arterial routes into Rotherham.

The town centre is a few hundred yards east over the canal and River Don. Junction 33 of the M1 is 2.5 miles south.

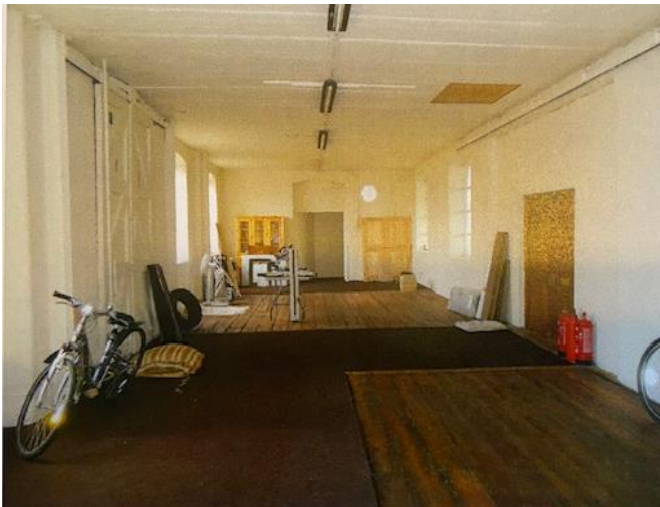
DESCRIPTION

The property comprises an attractive 3 bed detached house set on the bank of the Rotherham canal with an extensive and well-manicured garden, completely hidden and private from Bridge Street. Of brick construction over 2 storeys set under a pitched slate roof.

The commercial unit is a former gain store for deliveries from the canal in former days during the industrial peak of Rotherham. The building retains many period features from this era including the winch / pulley system and timber flooring. All modernised and useful as office / light industrial space.

The Rotherham Forge Island leisure development boasts an 8 screen boutique cinema, 69 bed Travelodge hotel, multiple restaurants drinking venues and other leisure operators that will revitalise Rotherham town centre.

Of brick construction over 2 storeys with storage space under the main building. A canopy area is created at ground floor level to allow access to the rear (a remnant of the gain store use to load vehicles below). Externally the yard area is part cobbled, part concrete surfaced with a proportion landscaped. The whole site is secure with fencing at either end and straddled by the railway line to the west and canal on the eastern side.





PRICE

On application

BUSINESS RATES

The commercial property Rateable Value has been assessed as £5,800. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

The EPC is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476 571

Email / Steven@LM1.agency

July 2024

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency

LM ONE

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