

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# For Sale

**The Corn Law, 35-37 High Street, Rotherham S60 1PT**



- **Prominent Bar For Sale**
- **Rare Opportunity to Purchase Town Centre Property**
- **14,112 sq ft approx across 3 Floors**
- **Late Licence**
- **Freehold For Sale**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

Rotherham is located in South Yorkshire, 7 miles east of Sheffield and 30 miles south of Leeds.

The Corn Law is located in a prominent corner position on the corner of Westgate, Moorgate and Church Street.

There are a range of retail and leisure operations within the area with the town hall and council offices in close proximity. Rotherham Football Club is approximately half a mile from the property, with Rotherham College within walking distance.

## DESCRIPTION

The property is of framed construction with black marbled elevations and flat roof.

On the ground floor is well-fitted trading accommodation at split levels with bar servery to the side. There is a disabled W.C. to the rear.

On the first floor is ancillary accommodation with customer W.C.'s, kitchen, beer store and cold stores.

At second floor level there is additional ancillary accommodation.

## ACCOMMODATION (Approx gross internal areas)

Ground Floor	4,704 sq ft	437 sq m
First Floor	4,704 sq ft	437 sq m
Second Floor	4,704 sq ft	437 sq m
<b>Total</b>	<b>14,112 sq ft</b>	<b>1,311 sq m</b>

## RATES

The 2017 rating assessment was: -

Public House and Premises R.V. £111,000



## PREMISES LICENCE

The premises have the benefit of a premises licence permitting the sale of alcohol until 00:30 am on Sunday, Midnight on Monday - Wednesday, 2:00 am on Thursday and 4:00 am on Friday - Saturday.

## PRICE

Offers around **£350,000** are invited.

## VAT

We understand the price will be subject to VAT.

## TENURE

The premises are offered freehold.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

## ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 126 (Band F). A full EPC will be provided on request.

## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Mark Holmes at Crosthwaite Commercial on 0114 272 3888 or email [mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

Please note that our client's staff are unaware of their intention to sell so all customer viewings should be carried out discreetly. All formal viewings must be made by prior appointment.



**SUBJECT TO CONTRACT & AVAILABILITY**  
**December 2018**