TO LET

Unit 3 Riverside Precinct, Corporation Street, Rotherham S60 1ND

- Town Centre location
- Available for immediate occupation
- Suitable for a number of uses
- Expressions of interest invited
Locality
The property is located in Riverside Precinct, a small courtyard parade of 8 shops in Rotherham town centre. Access to the Precinct is taken off Corporation Street, a main bus route into the exchange terminal. Access to the new public Forge Island car park is also taken via the Precinct. A selection of independent and national retailers are located close by.

Description of Property
A ground floor retail unit with first floor storage area, kitchen and W.C available for immediate occupation. The property benefits from frontage onto the Precinct and separate rear access for deliveries via the car park.

Area
The property comprises of a large retail space (41m² approx) and ancillary kitchen (8.2m² approx) on the ground floor with storage/office (43m²) and W.C on the first floor. Access is taken via an internal staircase.

Services
Electricity, Water and a Telephone line are readily available in the premises.

Rent & Rates
Rent: £3,000 per annum
Rateable Value £6,700 For 2014/15
Please make your own enquiries in relation to rates payable as these will depend on your personal circumstances.

Lease Terms
A short and flexible lease term of up to 2 years which will be contracted out of Part II of the Landlord and Tenant Act 1954.

Viewing
Viewings are available upon request.

Use
A3 Café, although other uses falling within use class A1 and A2 will be considered.

Further Details
For further information, or to view the property, please contact:-

Chris Holland
Tel: 01709 254054
Email: chris.holland@rotherham.gov.uk

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.

Environment & Development Services, Riverside House, Main Street, Rotherham, South Yorkshire, S60 1AE
EXPRESSION OF INTEREST FORM

Name: __________________________________________
Address: _______________________________________
Postcode: ________________________
Telephone: _____________________________________

Details of your proposed use of the property:

Please complete the business proposal overleaf in support of your application.

I confirm my interest in the above unit at a rental of £3,000 per year and would be prepared to consider a lease on an internal repairing and insuring basis for a term of .............. years.

Declaration: To the best of my knowledge, I am not related to any elected Member or Senior Officer of the Council.

Signed .................................. Date ....................................

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Opened by

Date

Witnessed by
### Business Proposal

<table>
<thead>
<tr>
<th><strong>Business Name (if chosen):</strong></th>
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<tr>
<td><strong>Outline business proposal</strong>&lt;br&gt;(summary of the goods it is proposed will be sold or the service that will be provided): Explain this on the basis that the reader knows nothing about your plans and needs to be convinced that it is a good idea.</td>
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<td>Have you been in business before.</td>
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<td>If so how many years</td>
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<td>Do you have any previous knowledge of experience in your proposed business (please summarise)</td>
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<td>If so how many years.</td>
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**RD/005/F09**<br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br>}
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<tr>
<th>Employment status</th>
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What £ funding do you estimate will be required to:

a. fit-out the premises (please summarise)

b. How do you propose to finance the fit-out / start up of the business.

c. Do you currently have any funding available

  If so how much?

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<tr>
<th>Your business plan: (See the following questions)</th>
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Please give details of your market research – in terms of:

  The need for your product or service?

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<tr>
<th>Who do you see as your potential customers/clients?</th>
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The footfall of potential customers/clients at the location? (how many customers do you anticipate per day) How will other customers/clients be
<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tr>
<td>attracted? What advertising (if any) do you plan?</td>
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<td>Based on your research,</td>
<td></td>
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<td>How will you set your prices?</td>
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<td>Taking all your costs into account, by what month after start-up will you expect to reach 'break-even'?</td>
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<td>What level of skill and/or training will you and/or your staff require in order to operate as proposed:</td>
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<td>a. current level?</td>
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<td>b. additional?</td>
<td></td>
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<td>Is it possible to put this training in place for the opening?</td>
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<td>How many staff do you propose to employ? (Note full time and part time separately)</td>
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<td>Are there any important rules and regulations that the business will need to operate under?</td>
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<td>If so what are they?</td>
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<td>Will you be able to comply with these rules and regulations and if so how?</td>
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<td>Any other relevant information about you (previous employment or trading history):</td>
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<td>Any other relevant information about the project?</td>
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Offer Enclosed: DO NOT OPEN

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

File Ref CH/4239.4

FOR OFFICE USE ONLY

<table>
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<th>Date Received</th>
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<th>Received by</th>
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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.
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 ........................................ [ ]  
- Sensory impairment (hearing, vision or speech) ........... [ ]  
- Mental health service user ................................................. [ ]  
- Learning disabled person ................................................. [ ]  
- Non-visible condition such as epilepsy or diabetes ... [ ]

Q4 What is your age?  
- Under 25 ......................................................... [ ]  
- 25 to 34 ............................................................ [ ]  
- 35 to 44 ............................................................ [ ]  
- 45 to 54 ............................................................ [ ]  
- 55 to 64 ............................................................ [ ]  
- 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 ............................................................ [ ]  
- Other Asian Background ......................................... [ ]  
- Asian or Asian British .......................................... [ ]  
- Asian or Asian British .......................................... [ ]  
- Other Asian Background ......................................... [ ]  
- Indian .............................................................. [ ]  
- Pakistani .......................................................... [ ]  
- Dual Heritage Black .......................................... [ ]  
- Asian or Asian British .......................................... [ ]  
- Bangladeshi ...................................................... [ ]  
- Dual Heritage & White .......................................... [ ]  
- Kashmiri .......................................................... [ ]  
- Other Asian Background ......................................... [ ]  
- Dual Heritage Black .......................................... [ ]  
- Dual Heritage Asian & White .................................... [ ]  
- Other Asian Background ......................................... [ ]  
- 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 ......................................................... [ ]  
- Czech Republic ................................................. [ ]  
- Estonia ............................................................ [ ]  
- Hungary ........................................................... [ ]  
- Latvia .............................................................. [ ]  
- Lithuania .......................................................... [ ]  
- Poland ............................................................. [ ]  
- Romania .......................................................... [ ]  
- Slovakia .......................................................... [ ]  
- Slovenia .......................................................... [ ]

Thank you for completing this form. The information provided will help us to improve our services to you and others in Rotherham.