



TRADING Restaurant / Bar / Pub TO LET

Possible Alternative Uses – Care home / Retail / Supermarket STP

Modern China @ The Florence

Florence Nightingale Building
Moorgate Road, Rotherham
South Yorkshire, S60 2AG

Annual Rent: POA. Please call Naz on:
07965 501 799 for more info.

- Substantial detached property with car park
- 30+ vehicle car park included
- Fronting Moorgate close to town centre
- Extensive bar & restaurant (130 covers)
- TRADING ARREA: approx. 4600 sq.ft.

DESCRIPTION

A substantial detached stone-built property under a pitched slate roof with a substantial rear brick-built extension under a flat roof.

The property is situated in a well-proportioned site which extends to 0.60 acres. Front and rear car park for 30+ together with terrace and patio areas and rear lawned garden area.

TRADE

The Florence is currently operating and trading as a Chinese restaurant with a takeaway service. The new occupiers can either establish their own business or continue trading as the existing business.

LOCATION

The property has a prominent and elevated site, fronting the A618 (Moorgate Road) close to the junction with the A6021. The surrounding area comprises a mix of office properties, solicitors and accountancy practises and a clinic together with residential properties and apartments. Rotherham town centre is easily accessible and the adjacent A618 provides easy access to the A631 and junction 33 of the M1 motorway around 2 miles to the south. Rotherham General Hospital lies a short distance to the south together with Moorgate, generally recognised as Rotherham's most sought after residential suburb.

ACCOMMODATION

Ground Floor

A front inner entrance leads via steps from the CAR PARK through to a smartly appointed RECEPTION AREA with BAR, currently arranged to seat around 20 together with ample standing area and a BAR COUNTER with light wood frontage and servery behind.



Leading off is a SEPARATE ROOM used for private parties/ small functions, which seats around 20. Leading through from the bar to the RESTAURANT, which is a large split-level room accommodating around 100 with a feature stained glass atrium.

Ancillary accommodation includes an INNER LOBBY, which leads off to LADIES and GENTS CUSTOMER TOILETS with separate DISABLED TOILET. There is a large COMMERCIAL KITCHEN incorporating a range of commercial catering equipment and providing a COOKING AREA, PREPARATION ROOM, WASH UP and DRY GOODS STORE. There is also a ground level BEER CELLAR and lower ground level CELLAR, which is used for storage.

First Floor / Second Floor

Consisting of a private flat, which comprises KITCHEN, LOUNGE/DINING ROOM, 4 BEDROOMS and BATHROOM/WC.

LICENCES

A premises licence prevails, the main licensable activities being: - Sale by retail of alcohol for consumption on and off the premises and the playing of live and recorded music: Sun - Thurs 10:00am to Midnight Fri - Sat 10:00am to 1:00am



BUSINESS RATES

The property is in an area administered by Rotherham Metropolitan Borough Council and the current Rateable Value is £19,000 and the UBR Multiplier is £0.471. The domestic accommodation is within Band A for Council Tax purposes.

SERVICES

The property has the benefit of mains water, electricity, gas and drainage. Gas-fired central heating.



