



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

SHOP TO LET

49-51 High Street Mexborough



LOCATION

The premises occupy an excellent trading location on the pedestrianised High Street of the market town of Mexborough. Mexborough is situated approximately 8 miles south west of Doncaster and 5 miles south of Rotherham.

Adjacent to **Card Factory** with **Poundland**, **Greggs**, **B&M Bargains**, **Superdrug** and **Ladbrookes** located nearby.

ACCOMMODATION

The premises are arranged on ground, first and second floors and provide the following approximate dimensions and floor areas:

Description		
Internal Width	10.0 m	32' 9"
Shop Depth	14.0 m	46' 1"
Ground Floor Sales	124.30 sq m	1,338 sq ft
First Floor Storage	50.60 sq m	544 sq ft
Second Floor Storage	69.11 sq m	744 sq ft

Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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LEASE

The premises are available by way of a new full repairing and insuring lease, length of term negotiable but subject to upward only rent review at 5 yearly intervals.

RENT

£25,000 (Twenty Five Thousand Pounds) per annum exclusive.

RATES

We have been verbally advised by the Local Charging Authority that the premises are assessed for rating purposes as follows:

Description	Shop and Premises
Rateable Value (2017)	£17,750
UBR (2017/2018)	46.6p

EPC

A copy of the EPC is available on request.

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through the joint sole agents:

Paul Lancaster Commercial Property Consultant

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