



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

SHOP TO LET

3 MAIN STREET, MEXBOROUGH



LOCATION

The premises occupy an excellent trading location on Main Street in the heart of the South Yorkshire town of Mexborough, positioned between the entrance to the pedestrianised High Street and The Original Factory Shop.

Free off-street car parking is available immediately adjacent the premises.

ACCOMMODATION

The premises are arranged on the ground floor only and provide the following approximate dimensions and floor areas:

Description		
Ground Floor Retail	534 sq ft	49.7 sq m
Ground Floor Office	60 sq ft	5.6 sq m

LEASE

The premises are available on a new, effectively full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

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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RENT

Offers are invited in the region of £5,500 per annum exclusive of rates and VAT.

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 2016	£5,700
UBR (2016/2017)	49.7p
Draft Rateable Value 2017	£5,700

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities

COSTS

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

VIEWING

Strictly by appointment through:-

Paul Lancaster Commercial Property Consultant.

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Tom Lancaster:
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EPC

EPC details on request

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