

RETAIL UNIT TO LET

A3 PLANNING SUBMITTED

**210 BAWTRY ROAD
WICKERSLEY
ROTHERHAM
S66 1AA**



LOCATION

The district centre of Wickersley is located approximately 5 miles east of Rotherham town centre and benefits from excellent road links to both the M18 and M1. The property is situated within a large parade of retail units benefitting from high-footfall and a prominent frontage to the A631.

There is ample off-street parking located immediately in front of the parade.

Occupiers currently trading from the parade include **Co-operative Food, Card Factory, Lloyds Bank, Barnados, Bargain Booze, Bet Fred, Greggs, Thomas Cook** and **TUI**

ACCOMMODATION

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

Description		
Ground Floor Retail	628 sq ft	58.3 sq m
Rear Store/WC	134 sq ft	12.4 sq m
Total	762 sq ft	70.7 sq m

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 on a new, effectively full repairing (by way of service charge) and insuring lease for a term to be agreed. Length of lease is negotiable, subject to upward only rent review at 5 yearly intervals.

RENT

£25,000 per annum exclusive of VAT, Rates and Service Charge.

RATES

The property is to be reassessed following subdivision from unit number 208. 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 Property Consultants
Tom Lancaster
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Carter Towler
Pete Bradbury
OR T: 0113 245 1447
E: petebradbury@cartertowler.co.uk

EPC

Available on request

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