

PRIME RETAIL UNIT TO LET

THE TANYARD CENTRE 242 BAWTRY ROAD, WICKERSLEY, ROTHERHAM



LOCATION

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

- **High footfall**
- **Prominent frontage to A631**
- **Ample off-street parking immediately adjacent.**

Occupiers currently trading in the parade include **Co-operative Food, Card Factory, Greggs and Well Pharmacy.**

ACCOMMODATION

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

Description		
Ground Floor Sales	66.05 sq m	711 sq ft

LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed subject to upward only rent review after 5 years.

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 **£25,000** 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 (2018/19)	£20,250
UBR (2018/2019)	48.00p

SERVICE CHARGE

A service charge is levied in relation to the costs of maintaining, repairing and cleaning the common parts. Further details are available on request.

COSTS

Each party is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through:-

Paul Lancaster Commercial Property Consultant.

Paul Lancaster:
T: 0114 279 2852

M: 07798 523461

E: paul@paul-lancaster.co.uk

Tom Lancaster:

M: 07837936710

E: tom@paul-lancaster.co.uk

EPC

The property has an EPC rating of E. Further details are available on request.

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Lancaster Retail Consulting Ltd trading as Paul Lancaster Commercial Property Consultant. Registered office address: Oak Crag, Lockton, Pickering, North Yorkshire, YO18 7PZ. Registered in England and Wales 06014533



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