



**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT

## RETAIL UNIT TO LET

**83 HIGH STREET  
MALTBY  
S66 7BL**



### LOCATION

The district centre of Maltby is located approximately 11 miles north east of Sheffield and 7 miles south of Doncaster and benefits from excellent road links to both the M18 and M1. The property is situated within a large parade of retail units which benefits from prominent frontage onto the A61 and its close proximity to a major bus stop.

Occupiers currently trading nearby include; **The Original Factory Shop, Best One Convenience Store and Teasdales Bakers.**

### ACCOMMODATION

The unit is arranged on ground floor only and provide the following approximate floor areas:

#### Description

<b>Ground Floor Sales</b>	<b>1210 sq ft</b>	<b>112.4 sq m</b>
<b>Ground Floor Storage</b>	<b>292 sq ft</b>	<b>27.1 sq m</b>

#### 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 and insuring lease for a term to be agreed. Length of lease is negotiable subject to upward only rent review at 5 yearly intervals. Further details are available on request.

## RENT

£12,000 per annum exclusive of VAT, rates and service charge.

## RATES

Description	Shop and Premises
Rateable Value (2021)	£10,750
UBR (2021/22)	49.9p

## 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  
T: 0114 279 2852  
M: 07837936710  
E: tom@paul-lancaster.co.uk

## EPC

Available on request

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