



**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT

## PROMINENT RETAIL UNIT TO LET

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



### LOCATION

Located approximately 5 miles east of Rotherham town centre, Wickersley benefits from good road links to both the M18 and M1. The property is situated within a large parade of retail units and has a prominent frontage to the A631, retailers in the parade include Co-op, Greggs, Betfred, Cooplands and Lloyds Bank.

The premises has ample off-street parking located immediately adjacent.

### ACCOMMODATION

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

Description		
Ground Floor (net)	761 sq ft	70.7 sq m

### 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.

#### 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

£26,000 (twenty six thousand pounds) per annum exclusive of VAT, Rates and Service Charge.

## RATES

Description	Shop and Premises
Rateable Value (2022/23)	£20,750
UBR (2022/23)	49.9p

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 Property Consultants  
Tom Lancaster  
T: 0114 279 2852  
M: 07837936710  
E: tom@paul-lancaster.co.uk

Carter Towler  
Pete Bradbury  
OR T: 0113 245 1447  
E: petebradbury@cartertowler.co.uk

## EPC

Available on request

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