



**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT

## PROMINENT RETAIL UNIT TO LET

**214 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 and Cooplands.

### ACCOMMODATION

The premises is arranged on ground and first floors to provide the following approximate floor areas:-

Description		
Ground Floor Sales	628 sq ft	58.34 sq m
Ground Floor Storage	150 sq ft	13.94 sq m
First Floor Storage	540 sq ft	50.17 sq m
<b>Total</b>	<b>1,318 sq ft</b>	<b>122.45 sq m</b>

### 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.

Omnia One,  
Courtwood House,  
Silver Street Head  
Sheffield  
S1 2DD

Paul Lancaster  
m: 07798523461  
t: 0114 2792852  
e: paul@paul-lancaster.co.uk  
www.paul-lancaster.co.uk

Tom Lancaster  
m: 07837936710  
t: 0114 2792852  
e: tom@paul-lancaster.co.uk



# paul-lancaster

COMMERCIAL PROPERTY CONSULTANT

## RENT

£28,000 (twenty eight thousand pounds) per annum exclusive of VAT, Rates and Service Charge.

## RATES

Description	Shop and Premises
Rateable Value	£21,750
UBR (2024/25)	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, stamp duty and VAT arising from the transaction.

## VIEWING

Strictly by appointment through:-

Paul Lancaster Commercial Property Consultant:-

Paul Lancaster:  
M: 07798 523461  
E: [paul@paul-lancaster.co.uk](mailto:paul@paul-lancaster.co.uk)

Tom Lancaster  
M: 07837936710  
E: [tom@paul-lancaster.co.uk](mailto:tom@paul-lancaster.co.uk)

Or

Carter Towler:-

E: [petebradbury@cartertowler.co.uk](mailto:petebradbury@cartertowler.co.uk)  
M: 07983 729 236

## 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.

Omnia One,  
Courtwood House,  
Silver Street Head  
Sheffield  
S1 2DD

Paul Lancaster  
m: 07798523461  
t: 0114 2792852  
e: [paul@paul-lancaster.co.uk](mailto:paul@paul-lancaster.co.uk)  
[www.paul-lancaster.co.uk](http://www.paul-lancaster.co.uk)

Tom Lancaster  
m: 07837936710  
t: 0114 2792852  
e: [tom@paul-lancaster.co.uk](mailto:tom@paul-lancaster.co.uk)