

RETAIL/LEISURE UNIT WITH LARGE CAR PARK

TO LET
OR
FOR SALE

11 MAIN STREET, MEXBOROUGH
S64 9LU



LOCATION

The premises occupy a prominent position on Main Street which is located between High Street and the A6023. Nearby occupiers include Lidl, Dominos, Card Factory and Halifax bank.

ACCOMMODATION

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

Description		
Ground Floor Retail	10,506 sq ft	976.1 sq m
Ground Floor Ancillary	5,031 sq ft	467.4 sq m

The premises includes a large car park with capacity for approximately 77 vehicles.

LEASE TERMS

The premises are available on a new, effectively full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

Alternatively, the landlord would consider a sale of the freehold interest with vacant possession. Further details upon request.

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 £38,000 per annum exclusive of rates and VAT.

Offers are invited for the freehold interest.

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 2024	£45,250
UBR (2025/2026)	49.9p

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities

SERVICE CHARGE

A service charge is levied in relation to the costs of maintaining, repairing and cleaning the common parts.

COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING

Strictly by appointment through:-

Paul Lancaster Commercial Property Consultant.

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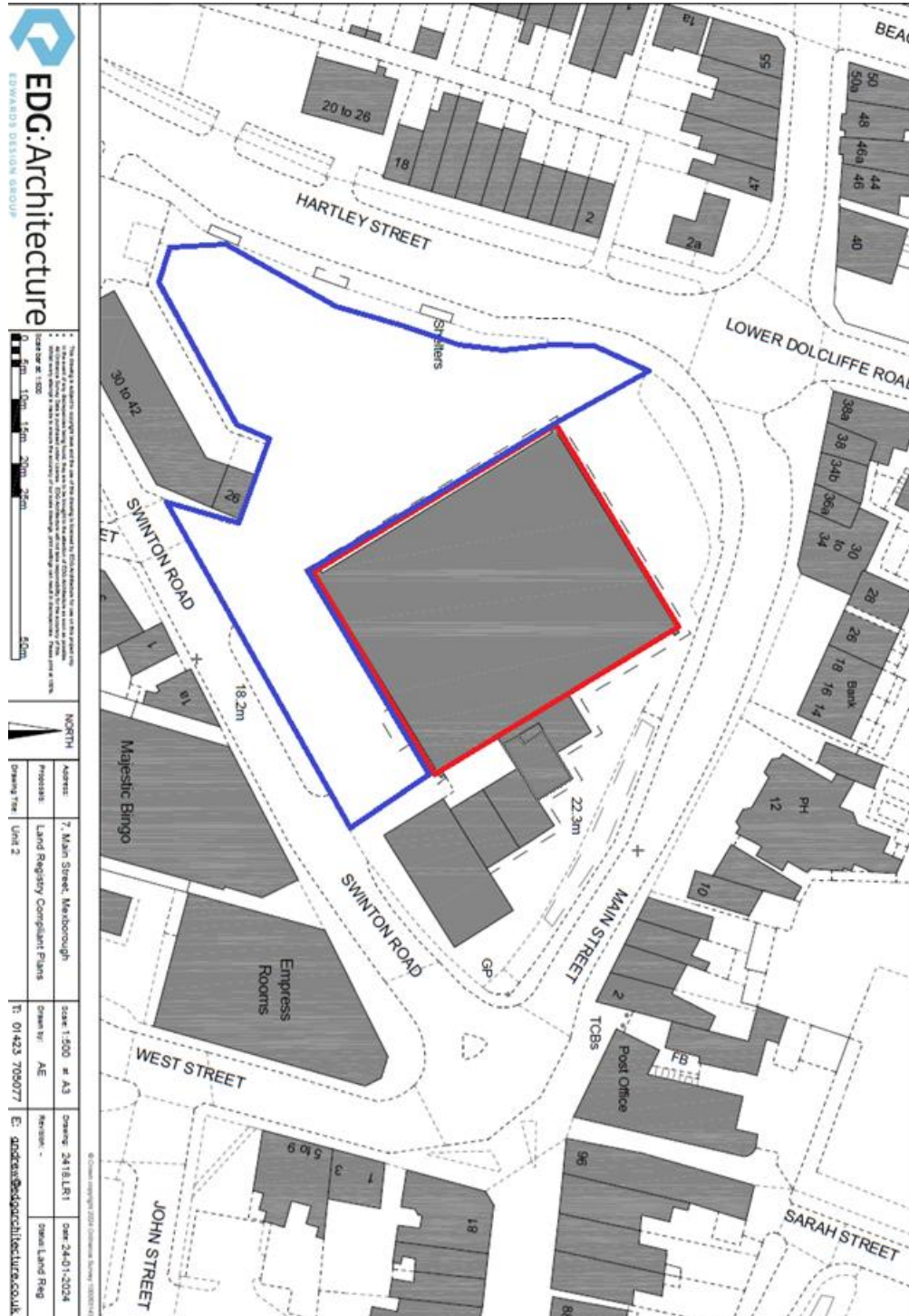
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paul-lancaster
COMMERCIAL PROPERTY CONSULTANT



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