

SHOP TO LET

with A2 consent

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

LOCATION

The attractive village of Wickersley lies 5 miles east of Rotherham City Centre, 11 south west of Doncaster, 14 miles north west of Worksop and 12 miles north east of Sheffield.

It has good access, via the A631 dual carriageway, to Junction 33 of the M1 and the M18 joining the A1M at Junction 35.

SITUATION

The property occupies a prominent location within a parade with excellent frontage to the A631 Bawtry Road. Other occupiers on the parade include a Co-op Convenience Store, Card Factory, Royal Bank of Scotland, Bargain Booze, Betfred, Lloyds Bank, Greggs and Barnardo's.

DESCRIPTION

A well-presented two storey property providing ground floor sales with first floor office, staff accommodation and wcs.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Net Internal Frontage	4.76m	15'6"
Internal Width	5.07m	16'6"
Shop Depth	12.05m	39'5"
Ground Floor Sales	57.93 sq.m.	624 sq.ft.
First Floor Office	10.20 sq.m.	110 sq.ft.
First Floor Kitchen	8.38 sq.m.	90 sq.ft.



LEASE

The shop is available by way of assignment of the existing lease expiring 24th March 2020.

RENTAL

£23,000 per annum exclusive.

RATES

We understand the property is assessed as follows:-

Rateable Value	£20,250
Approx. Rates Payable	£ 9,700

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band F. A copy of the EPC is available on request.

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT

LEGAL COSTS

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

VIEWING

By appointment with the sole agents Brackenridge Hanson Tate:-

Tel: 0113 244 9020
Ref: Robin Hanson / Sally Holroyd
Email: robin@bht.uk.com / sally@bht.uk.com

SUBJECT TO CONTRACT
Details prepared: 23rd October 2017