

# RETAIL UNIT (with car park) TO LET



## 102-104 HIGH STREET, MALTBY, ROTHERHAM, S66 7BN

### LOCATION

Maltby with a population of 16,300 persons is a former mining town located approximately 6 miles (10km) east of Rotherham and 10 miles (16km) north-east of Sheffield.

The town is well connected lying 2.5 miles (4km) east of Junction 1 of the M18 motorway which provides good access to Sheffield and Doncaster.

### SITUATION

The unit is situated on the High Street which comprises a mix of national and local occupiers including Heron Foods, Dominos Pizza, TSB Bank, The Queens Hotel Wetherspoons, Walker & Co, William H Brown and Tesco Superstore.

### DESCRIPTION

The shop offers ground floor sales with rear ancillary and first floor staff and storage.

Externally there is loading area to the rear of the unit with a circa 0.3 acre car park.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Internal Width	34.90m	114'6"
Internal Depth	17.82m	58'6"
GF Sales	614.33 sq.m	6,613 sq.ft
GF Ancillary	176.24 sq.m	1,897 sq.ft
FF Staff/Office	30.42 sq.m	327 sq.ft
<b>TOTAL</b>	<b>820.99 sq.m</b>	<b>8,837 sq.ft</b>

### LEASE TERMS

The shop is available on a new full repairing and insuring lease for a term of years to be negotiated.

### RENTAL

**£45,000 per annum exclusive.**

### ENERGY PERFORMANCE CERTIFICATE

The property is assessed as D(90). A copy of the EPC is available on request.

**Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)**

## RATES

We understand the property is assessed as follows:-

Rateable Value    £45,000  
Rates Payable     £22,455 (approx)

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

## LEGAL COSTS

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

## VAT

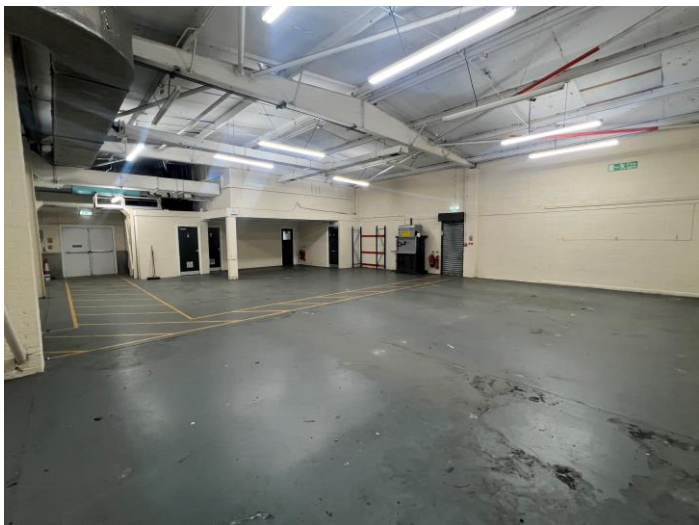
All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION/VIEWING

**Tom Grimshaw**  
T: 0113 244 9020  
M: 07827 965146  
E: [tom@bht.uk.com](mailto:tom@bht.uk.com)

**Flynn Burgess**  
T: 0113 244 9020  
M: 07402 653238  
E: [flynn@bht.uk.com](mailto:flynn@bht.uk.com)

Subject to Contract  
Mar 23



### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.