

RETAIL UNITS (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
TOTAL	820.99 sq.m	8,837 sq.ft

The unit is available as a whole or alternatively can be split into 2 individual units and let separately. Further details and a floor plan detailing the split can be provided on request.

LEASE TERMS

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

RENTAL

£43,000 per annum exclusive.

Tel: 0113 244 9020 / www.bht.uk.com

ENERGY PERFORMANCE CERTIFICATE

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

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

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Subject to Contract
Jul 24

