

PROMINENT SHOP TO LET



2 HOLLINGS LANE, THRYBERGH, ROTHERHAM, S65 4JE

LOCATION

Thrybergh is a former mining village located in South Yorkshire, within the metropolitan borough of Rotherham. The village lies 3 miles east of Rotherham via the A630 and 8 miles east of Sheffield. The village has a population of approximately 4,000 people.

SITUATION

The property occupies a prominent position on Hollings Lane, adjacent to the Thrybergh Working Mens Club. Nearby retailers on Park Lane include a One Stop convenience store, Betfred, and several other independent businesses.

DESCRIPTION

A mid-terraced retail unit, the accommodation provides ground floor sales with rear ancillary space and has the benefit of a wc and additional storage at first floor level. The property was most recently used as a salon.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Sales	27.2 sq.m	293 sq.ft
GF Ancillary	22.4 sq.m	241 sq.ft
FF	69 sq.m	743 sq.ft

LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

Offers in the region of **£4,500 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value £3,600

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

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment.

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
Jan 26

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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.