



**236 Bawtry Road**

Wickersley, S66 1AA

## **PROMINENT RETAIL UNIT**

**715 sq ft**  
(66.43 sq m)

- Busy neighbourhood retail destination
- On-site parking
- Suitable for various uses (STP)

# 236 Bawtry Road, Wickersley, S66 1AA

## Summary

Available Size	715 sq ft
Rent	£28,000 per annum
Rates Payable	£9,072.50 per annum
Rateable Value	£23,750
VAT	Applicable. The property is elected for VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

## Description

The property forms part of large shopping parade known as The Tanyard with customer parking to the front of the parade and a shared loading area and staff parking to the rear. The accommodation comprises a small ground floor retail unit.

## Location

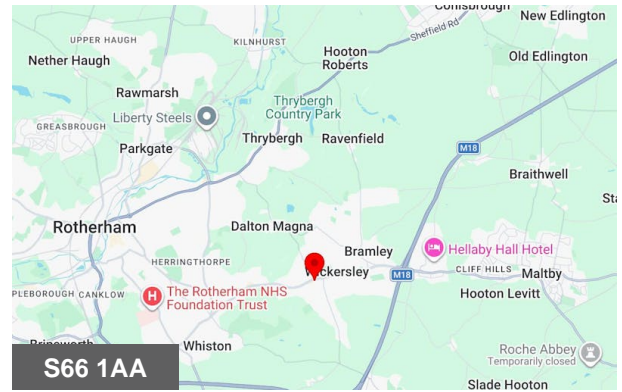
The premises are situated in the centre of Wickersley on the A631 Bawtry Road, approximately 5 miles east of Rotherham town centre. The Tanyard is the main shopping parade in the area.

## Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £28,000 per annum exclusive of business rates, utility costs, service charge, VAT, insurance and all other outgoings.

## Planning

We understand the unit has E Class planning consent but advise interested parties to verify with the local authority.



## Viewing & Further Information



**Pete Bradbury**

0113 245 1447

petebradbury@cartertowler.co.uk

