

Unit B

Sycamore Road, Eastwood Trading Estate, Rotherham, S65 1EN



TO LET

1,746 SQ FT
(162.21 SQ M)

£35,000 PER ANNUM

Modern Retail/Leisure Unit
Available to Let

- Fully Fitted QSR Unit
- On Site Parking
- Adjacent to KFC

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Summary

Available Size	1,746 sq ft / 162.21 sq m
Rent	£35,000 per annum
Rates Payable	£30,525 per annum
EPC	B (28)

Location

The property is located in a highly prominent location off Fitzwilliam Road on the outskirts of Rotherham town centre. The property is adjacent to the popular Eastwood Trading Estate and nearby occupiers include KFC, Taco Bell, Dunkin Donuts, Buzz Bingo, Iceland and a Toby Carvery.

Description

The property comprises a modern, fully fitted ground floor retail/leisure unit.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	1,746	162.21	Available
Total	1,746	162.21	

Viewings

Strictly by appointment via the sole agents.

Terms

The property is available to let on a new lease on terms to be agreed.



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