



Unit 2/3

Taylors Lane, Parkgate, Rotherham, S62 6EE

High Profile Retail Unit at Parkgate with Dedicated Car Parking Adjacent to Asda

1,705 to 6,500 sq ft
(158.40 to 603.87 sq m)

- Prominent retail unit extending to c. 6,500 sq ft, adjacent to Asda within the established Parkgate Retail Area.
- 2 miles north-east of Rotherham town centre within one of South Yorkshire's principal retail warehouse destinations
- Strong catchment population of approximately 120,000 within a 10-minute drive time

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Summary

| | |
|-----------------------|---|
| Available Size | 1,705 to 6,500 sq ft |
| Rent | £90,000 per annum |
| Rates Payable | £39,127.50 per annum Based on the units combined |
| Rateable Value | £70,500 |
| Service Charge | £16,894.34 per annum |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | C (62) |

Description

The property comprises a prominent roadside retail warehouse opportunity extending to approximately 6,204 sq ft, currently arranged as two adjoining units comprising a former Farmfoods unit and a corner unit most recently occupied by Floors 2 You. Subject to removal of the internal dividing walls and final measurement, the combined accommodation is anticipated to provide approximately 6,500 sq ft of open-plan space.

The unit occupies a highly visible position immediately adjacent to Asda within the established Parkgate Retail Area, benefiting from strong passing traffic, extensive shared customer parking and excellent prominence onto the main car park circulation route. A dedicated rear service yard provides convenient servicing and loading access. The property is suitable for a variety of retail, leisure, gym, trade counter, showroom and discount retail uses.

Location

Rotherham is strategically located within South Yorkshire, approximately 6 miles north-east of Sheffield and 35 miles south of Leeds, benefiting from excellent access to the M1, M18 and A1(M) motorway networks.

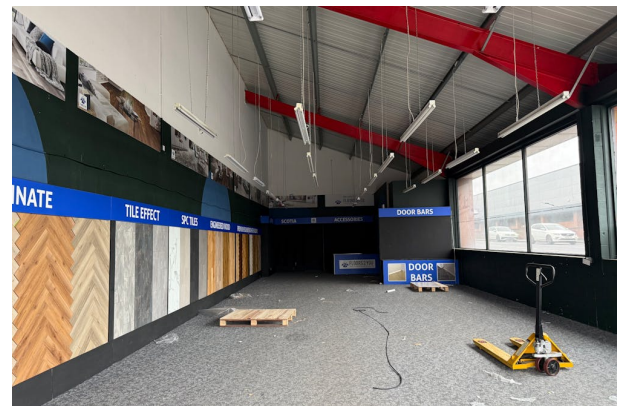
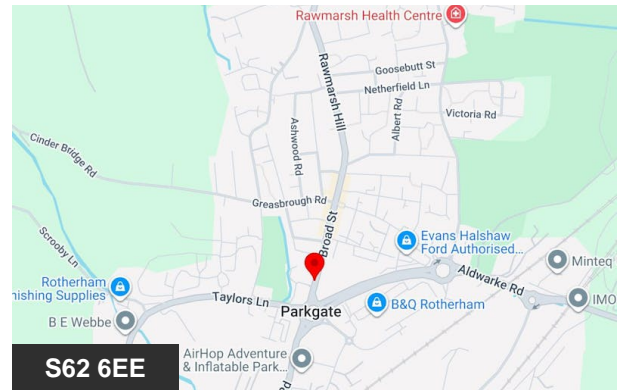
The property is situated within Parkgate, Rotherham's principal retail warehouse destination and an established regional retailing location occupied by a strong line-up of national operators including Asda, Aldi, B&M, Matalan, TK Maxx, Next, Pets at Home and McDonald's.

The unit occupies a highly prominent position immediately adjacent to Asda, benefiting from strong visibility, high levels of passing traffic and extensive shared customer parking within the wider Parkgate Retail Area.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--|--------------|---------------|--------------|
| Ground - Former Farmfoods & Floors 2 You | 6,500 | 603.87 | Available |
| Total | 6,500 | 603.87 | |



Viewing & Further Information

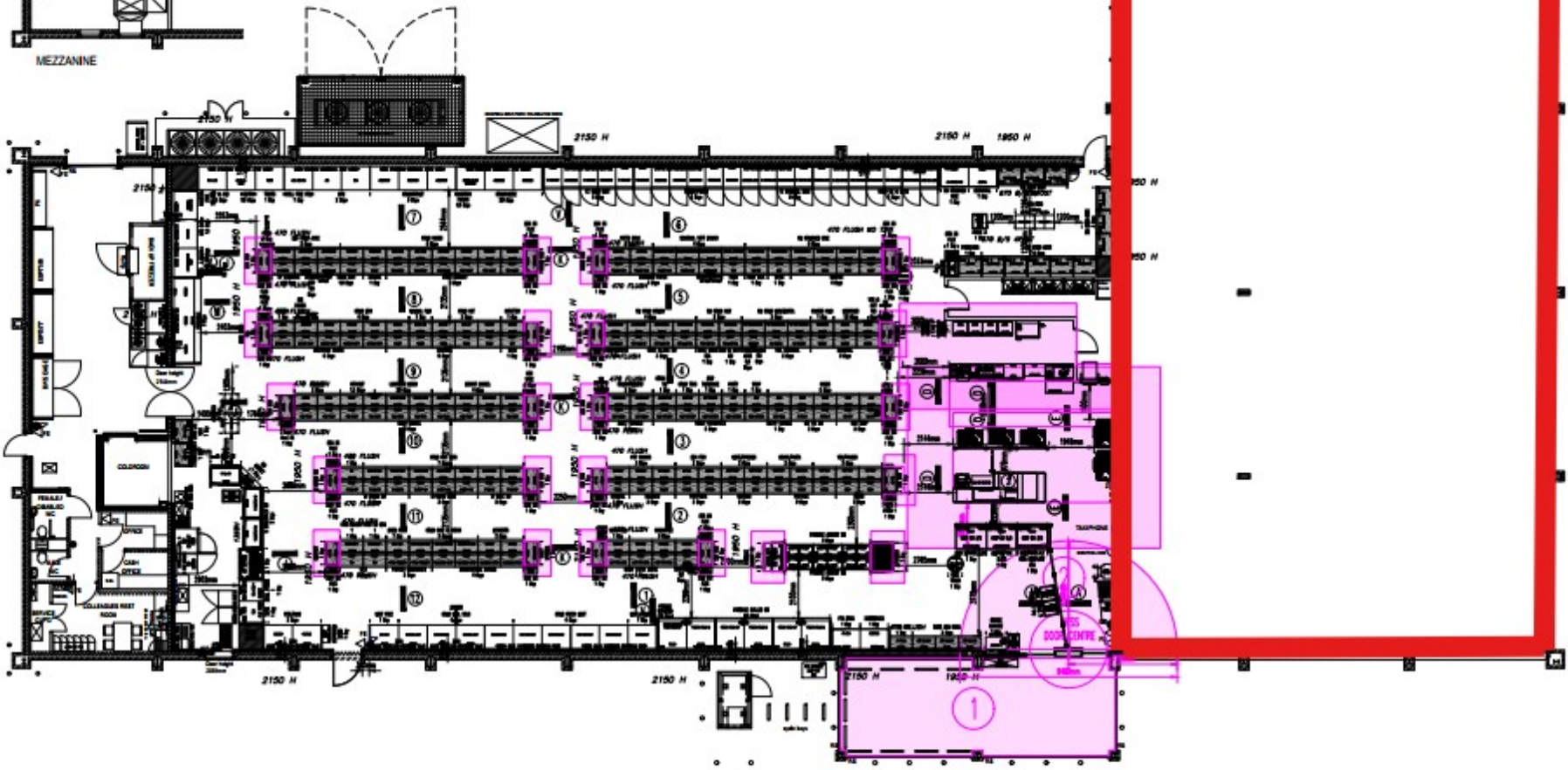
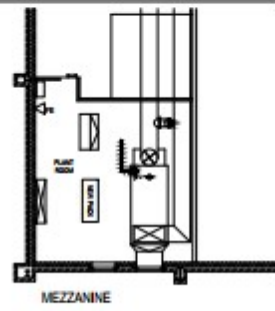


Adam Mobley

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1. All dimensions to be checked on site and any discrepancy to be notified with the Store Planner before proceeding with the work.
2. DO NOT SCALE FROM THIS DRAWING.
3. Use this drawing for order and delivery, then refer to the relevant specification schedule on the latest ODS drawing, if the ODS drawing does not include this plan, please contact the Store Planner.
4. For all ODS items please contact the Architect.
5. Exact position of all the Shop Fixings to be positioned on site to suit the assembly as listed.



ASDA
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HYPERMARKET
MILNOR
ST. LEONARDS

PARKGATE
Telford, Shropshire, WV20 9JL

EXISTING

| NO. | DESCRIPTION | QTY | UNIT | STATUS |
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| Feet | 6' | 6'6" | 7' | 7'6" | 8' | 8'6" | 9' | 9'6" | 10' | 10'6" | 11' | 12' | 13' | 14' | 15' | 16' |
|------|------|------|------|------|------|------|------|------|------|-------|------|------|------|------|------|------|
| mm | 1830 | 2000 | 2100 | 2300 | 2400 | 2600 | 2700 | 2900 | 3000 | 3200 | 3300 | 3700 | 4000 | 4200 | 4600 | 4800 |

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ST. LEONARDS

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EXISTING

SP-GF-EX-4720

GROUND FLOOR

EXISTING

NA

Unit 2/3, Taylors Lane, Parkgate, Rotherham S62 6EE



PRIME RETAIL LOCATION

Established retail park with strong national occupiers



Subject Unit

ASDA



ALDI

Gate Park



Great Eastern Way

Beale Way

B&M Home Store with Garden Centre



great east park



BFS Rotherham



Roundabout
Bawtry Rd

Beale Way

Beale Way

Taylor Ct

Taylor Ct

Foundry St

Lloyd St

Lloyd St

Ford Authorised

Great Eastern Way

Beale Way

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