



234 Bawtry Road
Wickersley, S66 1AA

PROMINENT RETAIL UNIT

744 sq ft
(69.12 sq m)

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



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Summary

Available Size	744 sq ft
Passing Rent	£24,500 per annum
Rates Payable	£8,786 per annum
Rateable Value	£23,000
VAT	Applicable. The property is elected for VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

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 with sales area to the front and w/c, small kitchen to the rear.

Location

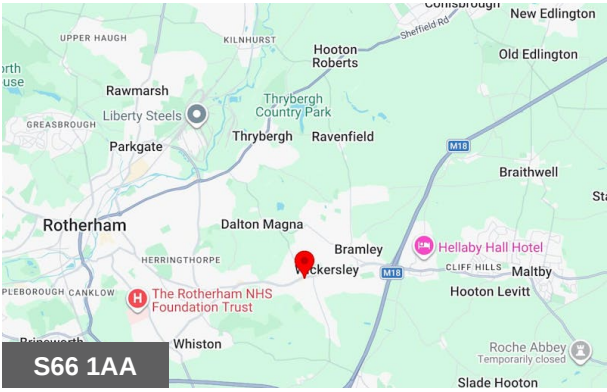
The premises are situated in the centre of Wickersley on the A631 Bawtry Road, approximately 5 miles east of Rotherham town centre. The Tanyard is the main shopping parade in the area.

Terms

The property is available by way of an assignment of the existing lease which is held on an effectively full repairing and insuring basis for a term expiring 10.6.28 at a passing rental of £24,500 per annum exclusive of business rates, utility costs, service charge, VAT, insurance and all other outgoings. Alternatively a new lease direct with the landlord is available.

Planning

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

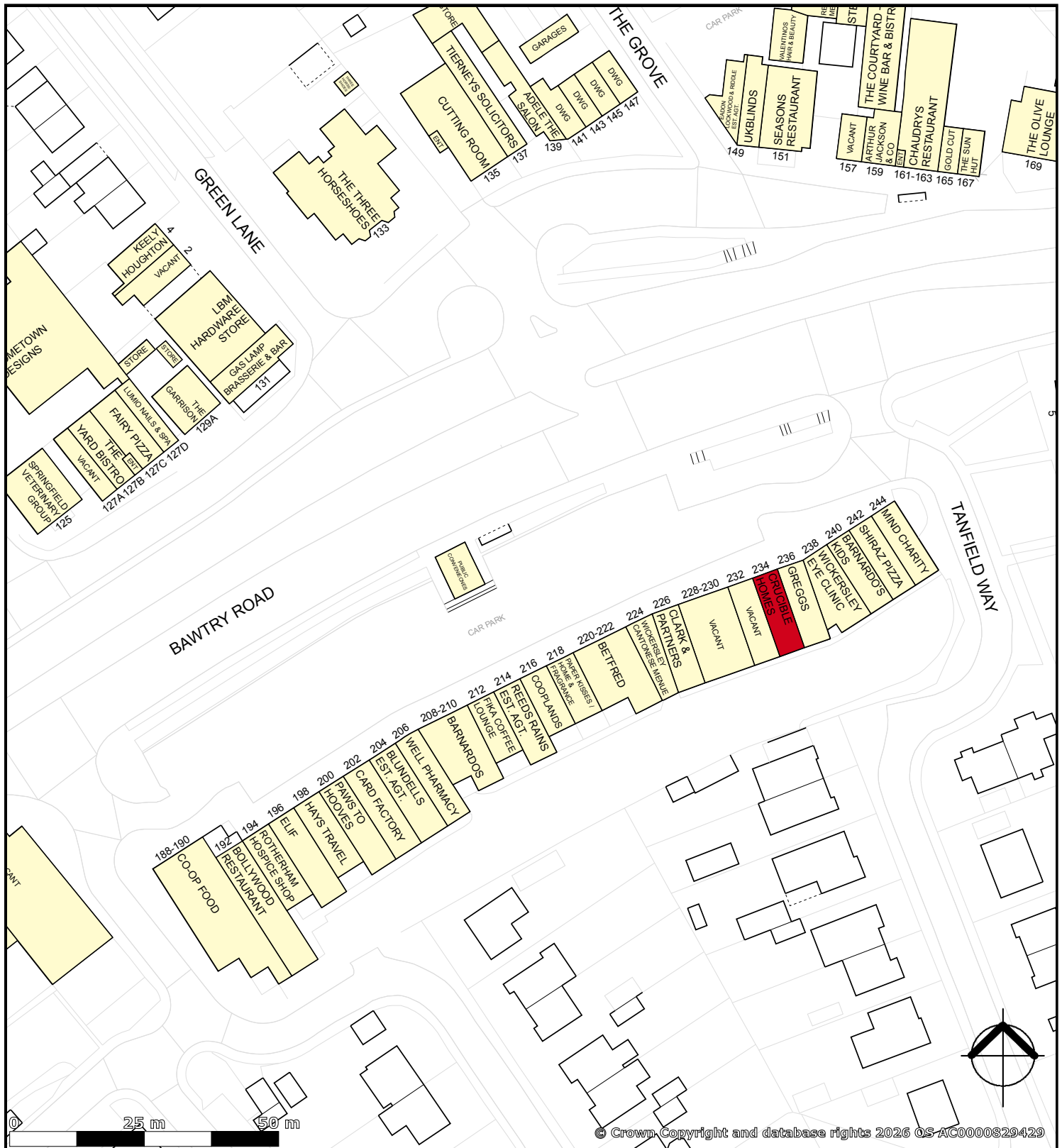


Viewing & Further Information



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created on **edozo**

Plotted Scale - 1:1,000

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract