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the original factory shop

entrance

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RETAIL / LEISURE UNIT WITH LARGE CAR PARK IN
MEXBOROUGH, SOUTH YORKSHIRE

£38,000 per annum

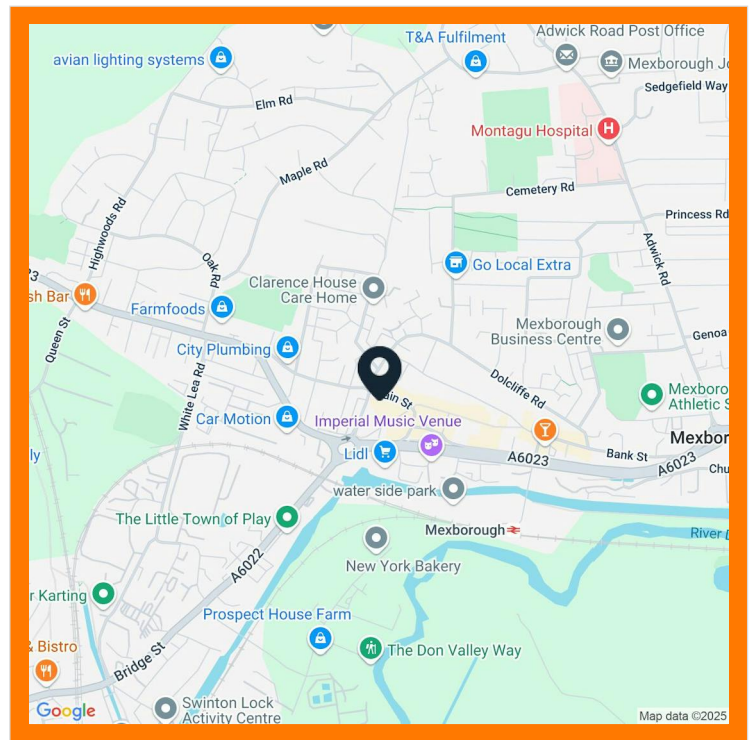
Price on application

11 Main Street, Mexborough, S64 9LU

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Large retail premises in Mexborough, South Yorkshire
- Suitable for a variety of retail / leisure uses (STP)
- With large car parking area
- Available To Let or For Sale



Description

The property is a large retail premises which includes a rectangular shaped open plan sales area (approximately 28m width & 35m length), with an ancillary space for storage, loading, office and WC facilities. The sales area has a ceiling height of approximately 3.61 m to the suspended ceiling. The retail area benefits from a window frontage to the side of the unit. There is a large car park with capacity for approximately 77 vehicles.

Location

The premises occupy a very visible position on Main Street, Mexborough, which is located between High Street and the A6023. Nearby occupiers include Lidl, Dominos, Card Factory and Halifax bank. Mexborough is a town within the Doncaster district of South Yorkshire, close to Conisbrough and Swinton, and approximately 16 miles from Sheffield, 10 miles from Rotherham and 23 miles from Doncaster.

Accommodation

The accommodation comprises the following Gross Internal Areas (GIA):

Name	sq ft	sq m
Ground - Retail Area	10,506	976.04
Ground - Ancillary Space	5,031	467.40
Total	15,537	1,443.44

Rateable Value

The property is currently rated separately under separate assessment with an RV of £45,250. We would encourage interested parties to re-confirm with the local rates office.

We understand there may be a degree of rates relief available according to the latest government schemes, although we would advise interested parties to verify this matter.

Lease Terms

The premises are available on a new, effectively full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

Alternatively, the landlord would consider a sale of the freehold interest with vacant possession. Further details upon request.

Service Charge

A service charge is levied in relation to the costs of maintaining, repairing and cleaning the common parts.

Rent

Offers are invited in the region of £38,000 per annum. Offers are invited for the freehold interest. We are informed VAT is NOT payable on the rent or price.

Viewing Arrangements

If you require any further information or to arrange a viewing please contact either of the joint agents:

SMC Brownill Vickers

Francois Neyerlin

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Paul Lancaster Commercial Property Consultant

Tom Lancaster

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Business Rates

Rateable Value of £45,250

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin

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