

RETAIL

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CARTER TOWLER
CHARTERED SURVEYORS

TO LET

PROMINENT RETAIL UNIT

SALES 628 sq ft (58.34 sq m)



- Busy neighbourhood retail destination
- High footfall
- A3 Planning submitted
- On-site parking

**THE TANYARD
210 BAWTRY ROAD
WICKERSLEY
ROTHERHAM
S66 1AA**

**The Tanyard, 208 Bawtry Road, Wickersley,
Rotherham, S66 1AA**

LOCATION

Wickersley is a popular suburb which lies approximately 5 miles east of Rotherham town centre. The property occupies a high profile location on the main shopping parade within The Tanyard Wickersley. Occupiers on the parade include the Co-operative and Greggs.

DESCRIPTION

The property currently forms part of a double unit however the landlord is undertaking sub division works to form a single unit.

Following the works the unit will comprise a ground floor retail property forming part of a purpose built shopping parade with customer parking to the front of the parade and staff and loading access to the rear. The unit will provide an open plan sales area with a small rear room for staff w/c and storage.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground Floor (sales)	628 sq ft	(58.34 sq m)
Ground Floor (staff/store)	134 sq ft	(12.50 sq m)

RATING

The unit will require reassessing for rating purposes once the sub division works have been completed.

ENERGY PERFORMANCE CERTIFICATE

A new Energy Performance Assessment will be commissioned following the works.

PLANNING

The current planning use class is A2 (Financial and Professional Services). The landlord has applied for A3 (Food and Drink).

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LEASE 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 **£25,000 per annum exclusive** of rates, services, service charge, insurance, VAT and all other outgoings.

VAT

The property is elected for VAT which will be applied to the rent.

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact either of the joint letting agents:-

CARTER TOWLER
(0113) 245 1447

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PAUL LANCASTER PROPERTY CONSULTANTS
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Details updated March 2019

