



# Ground floor retail unit to let.

44c Green Arbour Road, Thurcroft, Rotherham, S66 9DB.



TO  
LET

## Location

Occupying part of a long-established and prominent retail parade, No.44c has recently become available. The unit benefits from a useful corner position and fronts the busy Green Arbour Road, whilst also being close by a pedestrian crossing.



## Description

The subject property comprises a lock-up retail sales unit being ideal for a variety of retail trades. The unit benefits from an attractive sales area together with a rear store, kitchenette and toilet facility. The frontage is protected by a steel security shutter.

## Accommodation

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Sales	258	23.97
Store	65	6.04
Kitchenette	16	1.49
<b>Total</b>	<b>339</b>	<b>31.50</b>





## ☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the rateable value with effect from the 1<sup>st</sup> April 2023 will be £4,700, and is listed as "Shop & Premises." Please note this figure does not constitute the business rates payable.

## 💡 Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

## 📄 Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 65 (Band C). A copy of the EPC is available online or on request.

## 💧 Services

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering in to any legal or financial commitment.

## 📋 Terms

The unit is available by way of a new Lease at a rental of £475 per calendar month.



01709 721706  
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Prices quoted are exclusive of VAT but may be subject to VAT.

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

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