

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Retail unit forming part of a
prominent & highly successful
development.

127D Bawtry Road, Wickersley, Rotherham, S66 2BW.

Location

The subject property occupies a highly-prominent position on Bawtry Road in Wickersley. The property forms part of a long-established and highly-successful retail parade which includes a pizza takeaway, café, ladies clothes shop, veterinary surgery and Chinese restaurant amongst others. There is a free car park to the rear, together with free on-street parking to the frontage.

Accommodation

Approximate net internal floor areas:

Demise	ft ²	m ²
Ground Floor	645	59.92
Total	645	59.92

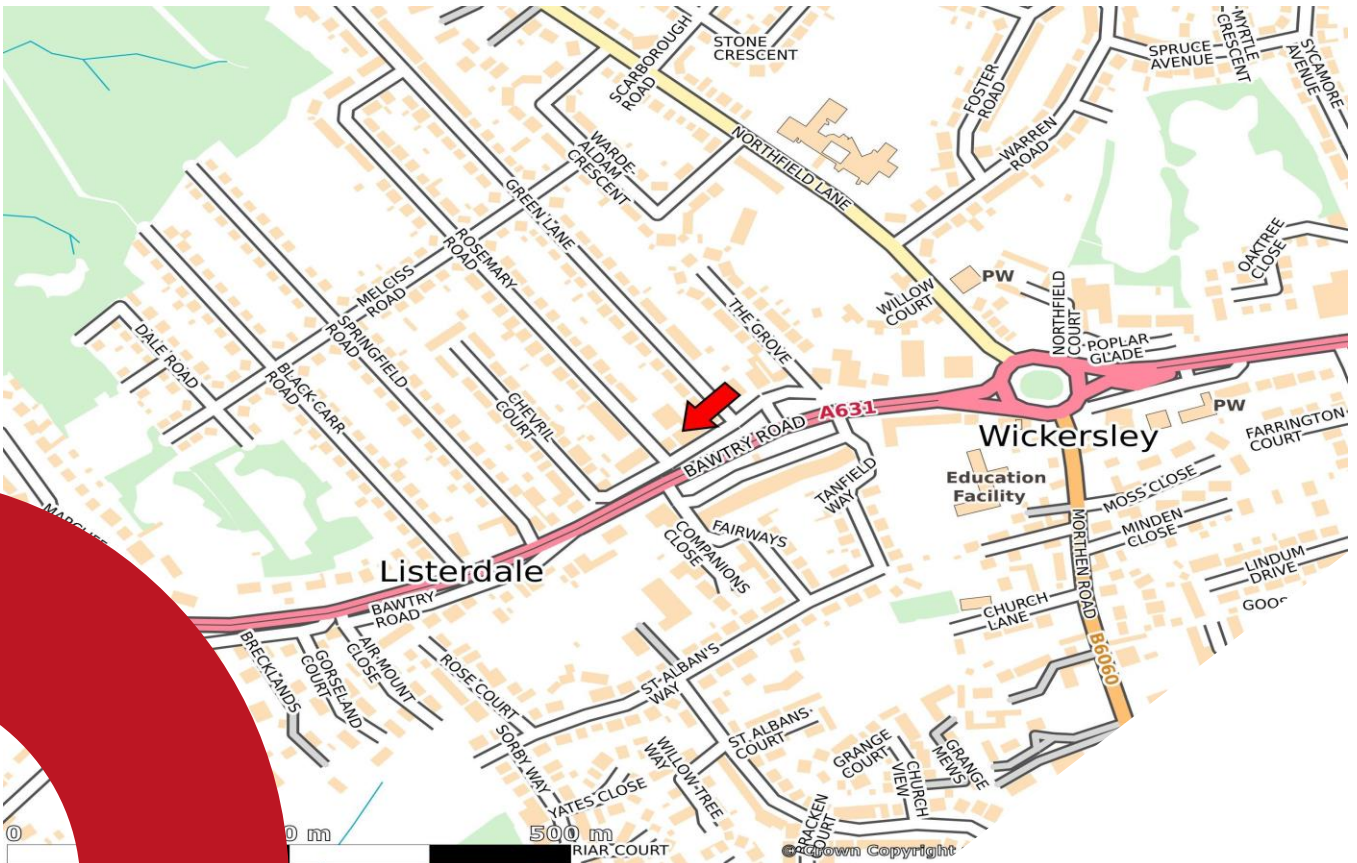
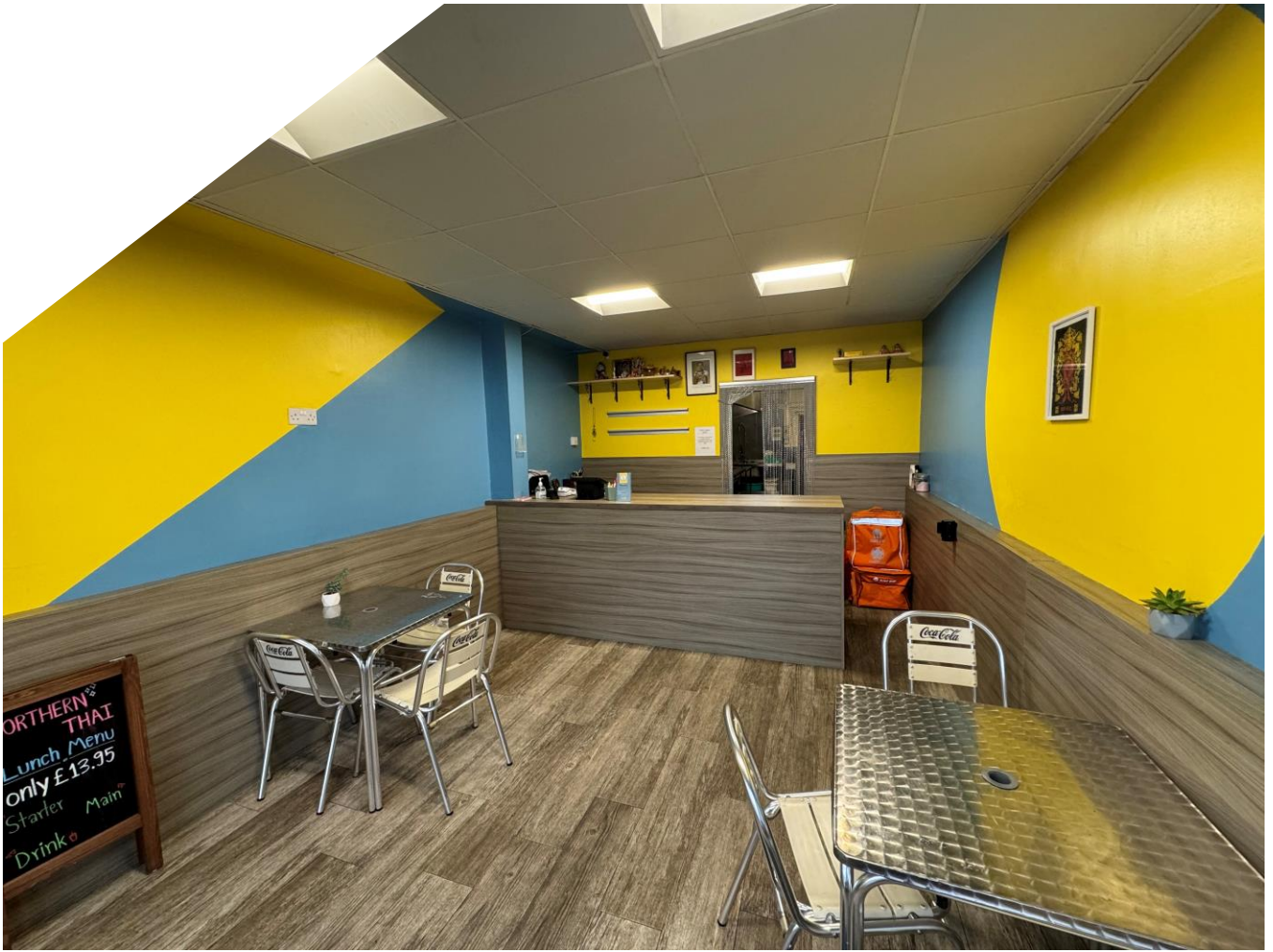
Description

The subject property comprises of a ground floor retail unit being suitable for a variety of retail uses. Consideration will not be given to any use which currently exists within the development. The unit is configured to provide a public sales area, together with a former kitchen and preparation area, rear stores and a toilet facility.









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £12,750, listed as “Shop & Premises”. Please note that 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.

— Service charge

A service charge is payable in respect of the estate grounds and communal parts. Further details are available on application.

— 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.

— Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 53 (Band D). A copy of the EPC is available online or on request.

— Terms

The property is available by way of a new Lease for a term to be agreed at an initial rental of £18,000 + VAT per annum.



For further information please contact:

Neil Keally

01709 721706

commercialpropertyrotherham.com



Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

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

Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's and do not constitute, nor constitute part of, an offer or contract: (ii) all descriptions, dimensions, reference to condition and necessary permissions for us and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

Director: N.A.Keally BSc (Hons) MRICS

Commercial Property Rotherham is a trading name of Burgess Commercial Ltd.

Registered Office Address: The Old Grammar School, 13 Moorgate Road, Rotherham, S60 2EN.

Registered in England: Company Registration Number: 06713512. VAT Number: 941 0499 27.



RICS

the mark of
property
professionalism
worldwide