



## Ground Floor Retail Sales Unit available to Let.

Unit 4, AEON Court, 108 Main Street, Bramley, Rotherham, S66 2SE.



TO  
LET

## Location

The development occupies a prominent position fronting Main Street at its junction with Howard Road, in the heart of the commercial retail area of Bramley in Rotherham. Bramley has a large residential catchment area together with local schools, making AEON Court conveniently accessible and within walking distance to a large resident population.



## Description

The subject property comprises of a ground floor retail sales unit, offering suitability for a variety of retail trades. The property benefits from the following specification:

- Open-plan configuration.
- Accessible toilet facility.
- LED lighting.
- Prominent position.
- Electric security shutters.
- On-street parking plus rear secure off-road parking.

## Accommodation

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	501	46.55
<b>Total</b>	<b>501</b>	<b>46.55</b>





## ☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £5,200 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 any legal or financial commitment.

## 🏠 Planning

We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

## 📄 Energy Performance Certificate

The property has a Rating of 41 (Band B). A copy of the EPC is available online or on request.

## 💡 Service Charge

AEON Court operates an estate service charge which covers the maintenance and repair of the external grounds, fixtures, and covers general refuse collection. The service charge for the current financial year in respect of Unit 4 is £95.29 / month.

## ☆ 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 property is available by way of a new Lease at a rental of £630.00 / month.



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