

TO LET

**Unit 3
ONYX Retail Park
Harris Hawk Way
Wath Upon Dearne
S63 7FN**

Andrew Miller

Chartered Surveyors

0114 236 2340

CommercialPropertySurveyors.com



Shop Unit with return frontage

1,000 sq ft

LOCATION

Onyx Retail Park is situated on the busy A633 Manvers Way on the outskirts of Wath upon Dearne, between Barnsley and Rotherham.

The Dearne Valley area has seen massive investment and development with a wide variety of occupiers and large employers such as Next, Ventura, Morrisons, Tesco, B&Q, Dearne Valley College, South Yorkshire Fire & Rescue Training Centre and many more.

1,300 new homes have been built within one mile of Onyx Retail Park. Close by is RSPB's Old Moor nature reserve which attracts over 100,000 visitors per year.

DESCRIPTION

The unit is very prominent and has a full height glazed shopfront and return frontage. It is approximately 1,000 sq ft with open plan retail area, rear store and office area and wc's.

Onyx Retail Park comprises 17,500 sq ft of mixed retail and food occupiers including a 4,000 sq ft SPAR, together with variety of National and Local retailers: - Greggs, Dominos, Subway, Barnardos, Hunters Estate Agents, The Groom Room, Beauty at Heart, Coffee Street, Onyx Fish & Chips and Holy Cow Burger Co.

The Park has a large car park, rear service access and monitored digital CCTV system.

In January 2023 ONYX Retail Park had just over 62,500 car visits



ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of B – 30.

RATEABLE VALUE

The unit is assessed at a rateable value of £10,250 from 1st April 2023

Small Business Rates Relief may be available on this unit.

LEASE TERMS & RENTAL

The unit is available on a new negotiable length lease on terms to be agreed at a rental of £18,000 per annum per unit, plus vat, service charge & insurance.

VIEWING

By appointment with the sole letting agent: -

Telephone: 0114 236 2340

Email: andrew@andrewmiller.co.uk



Further information and floor plans are available on request from the sole letting agent.

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