



H21 Drawing originated on 10/12/20 10:42 AM A2  
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**ADP**  
 project: Redevelopment of existing site  
 at: Woodman Service Station, Warren Vale Road Swinton, Mexborough, S64 8UU  
 for: Intake Developments Ltd  
 title: sketch plan as proposed  
 number: 23023D-02-P01  
 scale: 1:200  
 size: A2  
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 RIBA # Chartered Practice

# RESTAURANT

Woodman Service Station, Warren Vale Road, Swinton, Mexborough, S64 8UU

Price on application

- ▶ Proposed New Roadside Development
- ▶ Suitable for a variety of Drive Thru, Restaurant or Grab and Go options
- ▶ Site extends to approximately 0.25 acres
- ▶ Prominent location on the Woodman Roundabout

## LOCATION

The property is located in a prominent position next to the Woodman Roundabout on the A633 (Warren Vale Road).

Swinton is approximately 6 miles from Rotherham Town Centre, 14 miles from Sheffield and 11 miles from Doncaster.

## DESCRIPTION

The property is situated on a site extending to approximately 0.25 acres with an extensive frontage to the Woodman Roundabout.

The proposed development consists of a new 3000sqft unit with 17 parking spaces suitable for a variety of Drive Thru, Restaurant or Grab and Go food and beverage options (subject to planning permission).

## ACCOMMODATION

Area	SQ FT	SQ M
New Unit	3,000	278.7
<b>Total</b>	<b>3000</b>	<b>278.70</b>

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

## RATING

Current RV £7,000

## TERMS

The property is available by way of a new fully repairing and insuring lease for a term to be agreed.

## RENT

Price on application



## LEGAL COSTS

Each party are to bear their own costs.

## EPC

A new Energy Performance Certificate will be provided on completion.

## VIEWING AND FURTHER INFORMATION

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