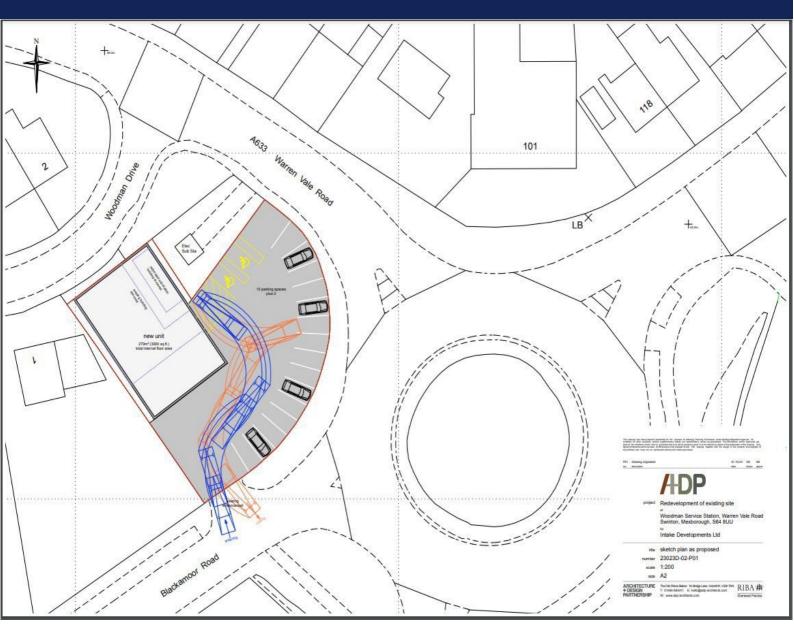
T: 01226 298456



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
Total	3000	278.70

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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