

Maltby - 114 High Street, Rotherham S66 7BN
Retail Premises to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Maltby - 114 High Street, Rotherham S66 7BN

Retail Premises to Rent



Property Features:

- Comprises ground floor shop with ancillary accommodation at first floor
- VAT is NOT applicable to this property
- Flexible terms to fit your needs
- Nearby occupiers include Co-Operative Food, Lloyds TSB, Fulton Foods, Coopland Bakers, Age UK and Jobcentre Plus.

Property Description:

The property comprises ground floor shop, currently operating as estate agents with ancillary accommodation at first floor. There is access to the rear of the building which leads to an additional shared car parking area

The property provides the following accommodation and dimensions:

Ground Floor: Retail Premises: 54.70 sq m (590 sq ft)
First Floor: Ancillary/Office: 26.80 sq m (289 sq ft)
Total area size: 81.60 sq m (879 sq ft)



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Location:

Maltby is located 6 miles east of Rotherham and 35 miles south-east of Leeds city centre. The town benefits from its proximity to the M18/M1 intersection which is 4 miles to the north-east. The property is situated at the eastern end of the High Street and forms part of a prominent shopping parade after the junction of High Street with Granger Lane, Tickhill Road and Muglet Lane. Occupiers close by include Co-Operative Food, Lloyds TSB, Fulton Foods, Coopland Bakers, Age UK and Jobcentre Plus.

Terms:

Available on a new lease with terms to be agreed by negotiation
Offers in excess of: £163.46 per week (PCM: £708.33)
Deposit: £2,125 (3 Months)

Rateable Value:

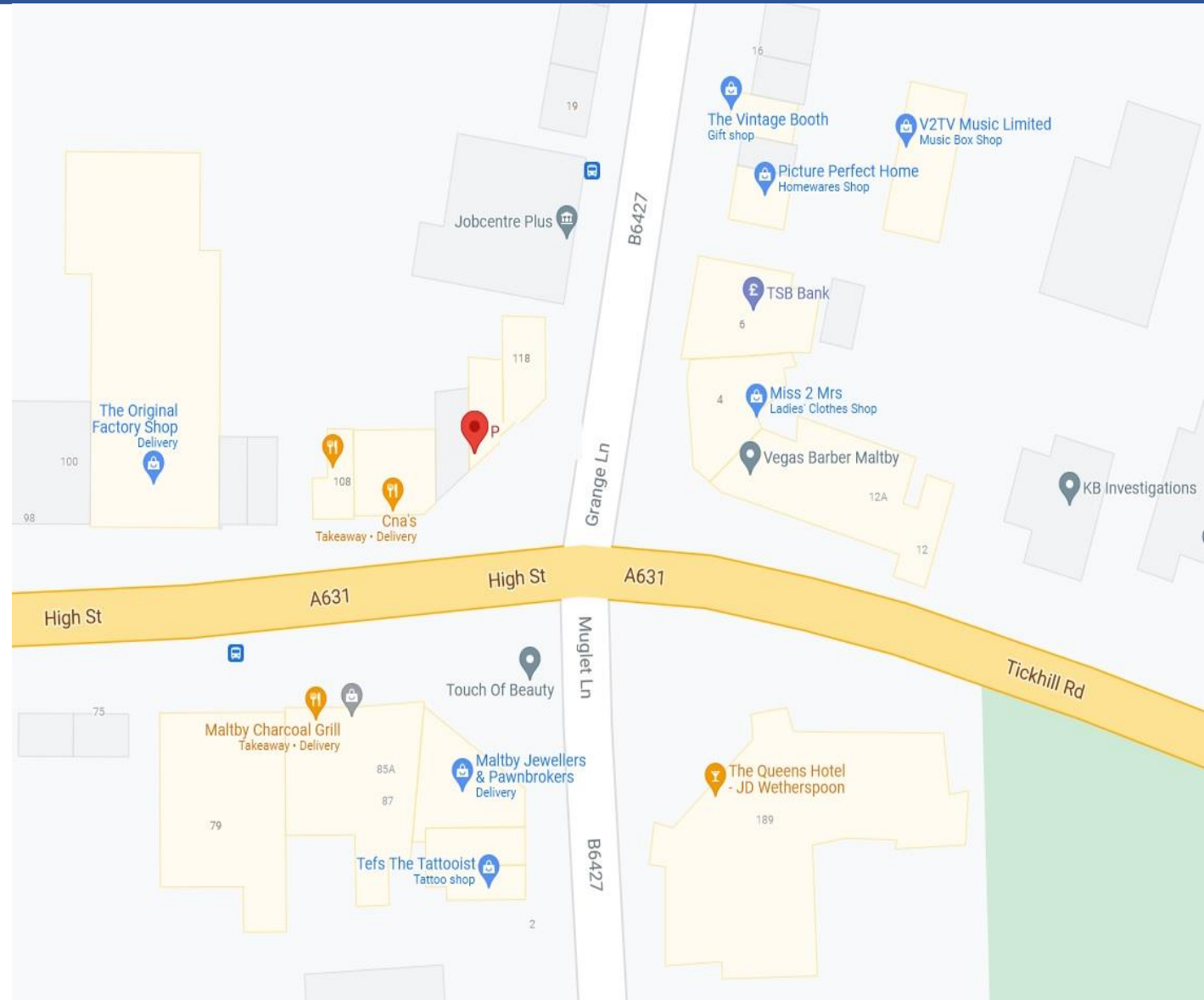
Rateable Value - £8,600

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

EPC:

Certificate and further details available on request.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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BLUE ALPINE

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