

0114 2449121

eddisons.com

A1 RETAIL - TO LET

Eddisons



23-23A MONKWOOD ROAD, RAWMARSH, ROTHERHAM, SOUTH YORKSHIRE S62 7JN

Rent: £5,500 per annum

Size: 449 sq ft (41.71 sq m)

- Ground Floor Lockup Sales Shop with separate First Floor Sales Area
- Prominent location.
- Ideal for a variety of uses

LOCATION

The property is situated on Monkwood Road in a small neighbourhood parade of retail shops in Rawmarsh. This is a well populated suburb of Rotherham.

DESCRIPTION

The property comprises of a ground floor lockup sales shop of brick construction and has the benefit of an external rear WC.

The first floor provides a further sales/storage area.

SERVICES

Mains electricity, gas and water are believed to be available to the property.

ACCOMMODATION

UNIT	M ²	SQ FT
Ground Floor	19.79	213
First Floor Sale/Storage	21.92	236
1 st floor - WC	--	--
TOTAL	41.7	449

RENT

The rent will be £5,500 per annum exclusive

VAT

VAT will not be payable on any of the figure detailed above.

LEASE TERMS

The property is available to let on a new full repairing and insuring terms at a rent of £5,750 per annum exclusive.

BUSINESS RATES

The property has a rateable value of £2,700 from 1st April 2023

LEGAL COSTS

The tenant and landlord will be responsible for their own legal costs in connection with any letting of the premises.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

Conway House
1 Blackburn Road
Sheffield
S61 2DW

Contact: Stephanie Brooke @eddisons.com
(0114) 2449121

Ref:

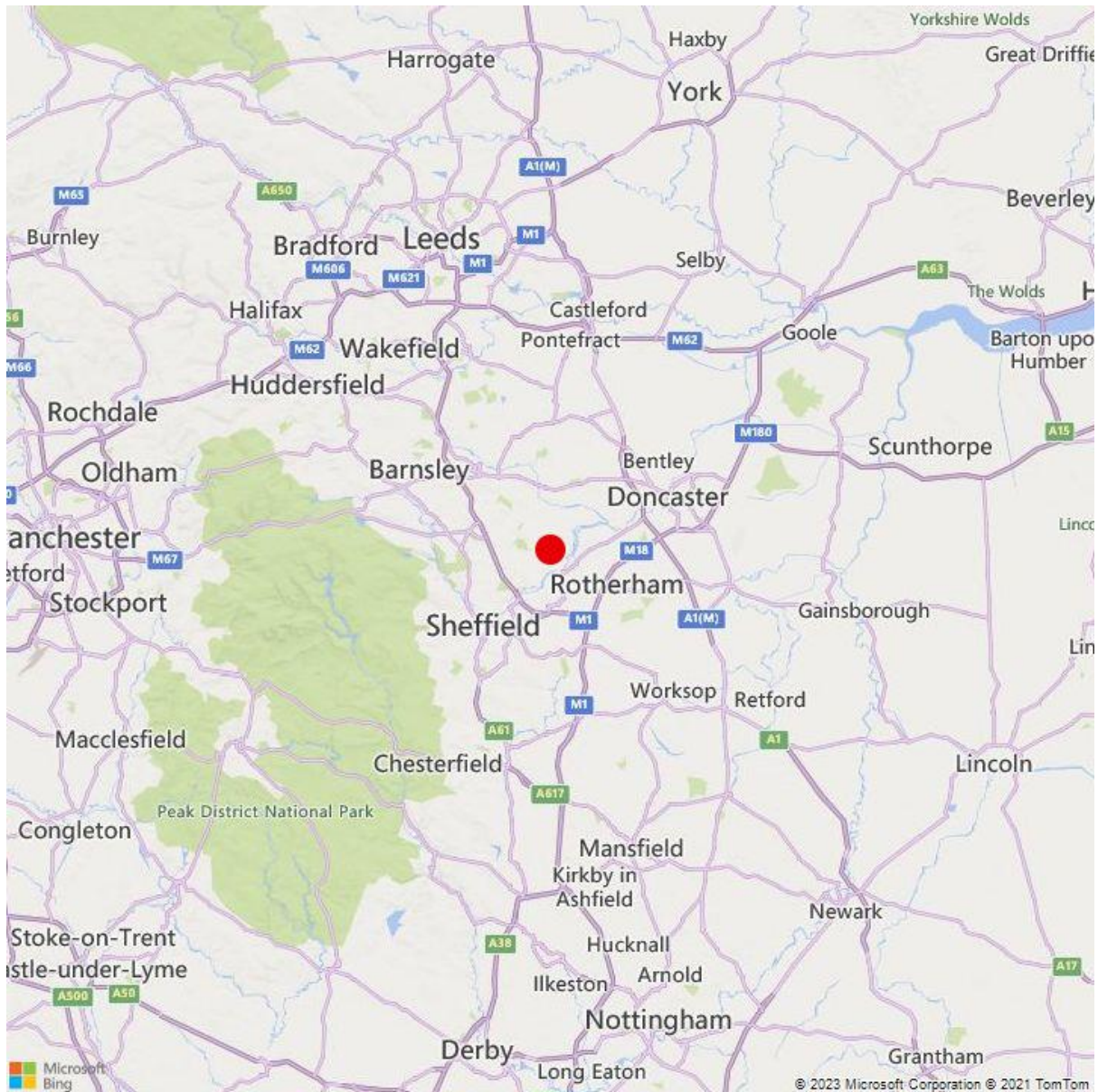
For more information, visit eddisons.com
T: 0114 2449121

Important Information

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Incorporating Fernie Greaves



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