

0114 2449121

eddisons.com

RETAIL - TO LET

Eddisons



110B MAIN STREET, BRAMLEY, ROTHERHAM, SOUTH YORKSHIRE S66 2SF

Rent: £6,400 per annum exclusive

Size: 385 sq ft (35.77 sq m)

- Lockup retail unit.
- Ideal for a variety of uses.
- Available on new lease.
- Flexible lease terms.
- Car parking to the rear.

## LOCATION

The property is situated to the north side of Main Street in the affluent Rotherham suburb of Bramley. Rotherham Town Centre is 2 miles to the west and Junction 1 of the M18 Motorway is half a mile to the east.



## DESCRIPTION

The property comprises a ground floor lockup retail sales shop in the middle of a terrace of units and previously traded as a tattoo studio. The premises provide open plan reception and two treatment rooms with further kitchen and WC.

## SERVICES

Mains electricity and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

|  | M <sup>2</sup> | SQ FT |
|--|----------------|-------|
| <b>Ground Floor</b>                                |                |       |
| Retail including<br>Treatment Rooms and<br>Kitchen | 35.8           | 385   |
| WC   | -              | -     |

## PLANNING

Consent for us as an 'E' class use is available.

## RENT

£6,400 per annum exclusive

## VAT

We understand that VAT will not be charged on the rental.

## LEASE TERMS

The property is available on a new three, six or nine year fully repairing and insuring lease.



## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £5,200. As a result zero business rates will be payable if a sole trading premises.

## TENURE

Leasehold

## LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs in connection with the transaction.

## EPC

The property has an EPC of E(102). A copy of the EPC is available from the agent.

For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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Incorporating Fernie Greaves

## ANTI-MONEY LAUNDERING

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

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## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref:

For more information, visit [eddisons.com](https://www.eddisons.com)

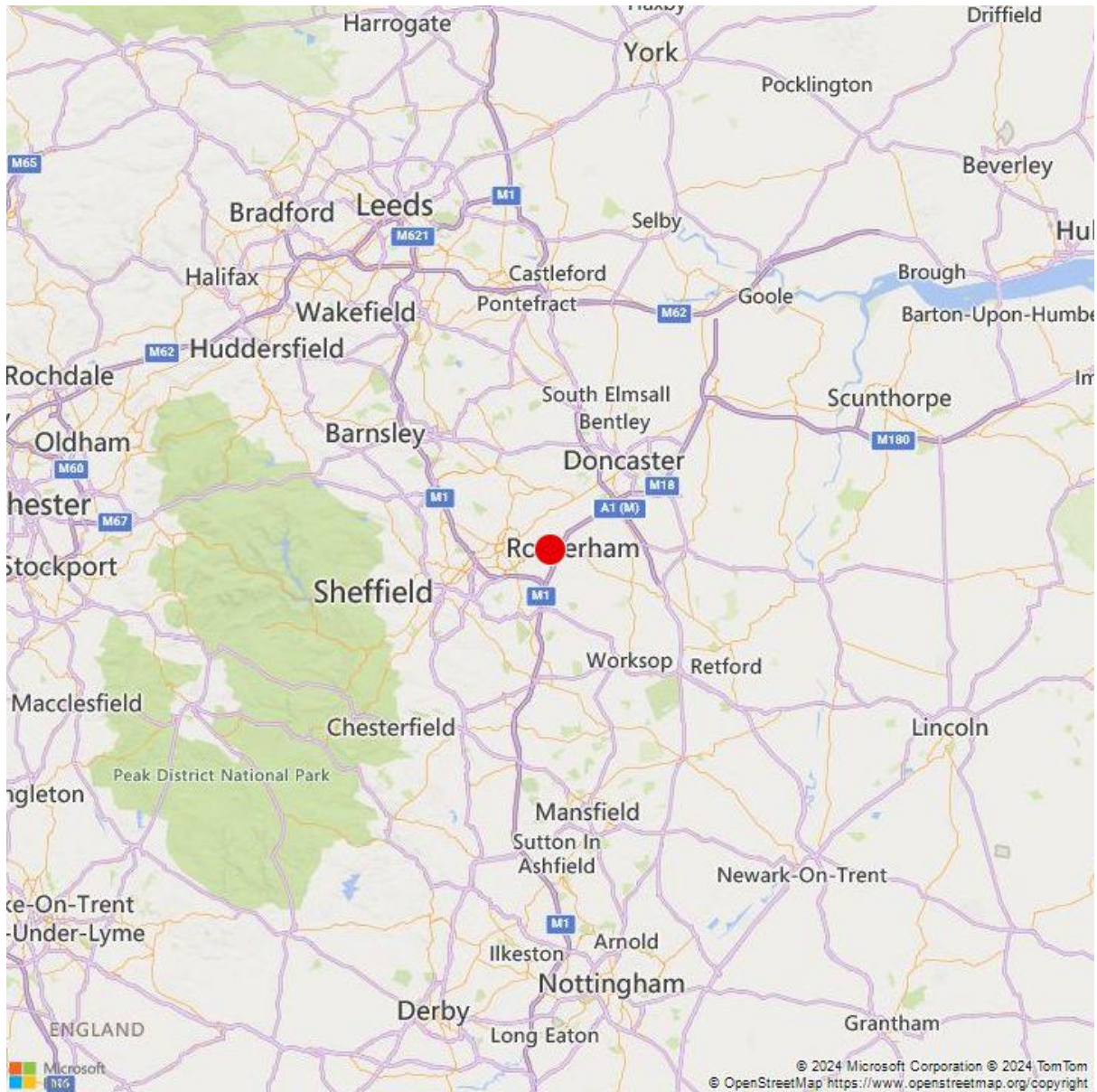
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