

RESIDENTIAL

TO LET



110D Main Street, Bramley, Rotherham
S66 2SF

Eddisons

110D MAIN STREET

BRAMLEY, ROTHERHAM, S66 2SF



Agreement

To Let



Detail

Assured Shorthold Tenancy
Agreement



Rent

£575 per calendar month
exclusive



Size

70.79 sq m (762 sq ft)



Location

Rotherham, S66 2SF



Property ID

751.1227547

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

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Director

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Property

The flat is situated above three commercial units. It is accessed by its own private entrance, where stairs lead up to the flat on the first floor. The accomodtion comprises a large lounge which adjoins the kitchen and dining room. There are three bedrooms, two of which are good sized doubles and a modern bathroom.

The flat is centrally heated, has double glazing and parking.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Lounge	16.72	180
Kitchen/Diner	16.72	180
Bedroom 1 (Main Bedroom)	17.93	193
Bedroom 2	12.82	138
Bedroom 3 (Single)	6.60	71
Bathroom (white suite including bath with shower above)	-	-
Total NIA	70.79	762

Energy Performance Certificate

Rating: D(65)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for residential purposes.

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority:

Rotherham Metropolitan Borough Council

Council Tax Band

A

Tenure

The property is available **To Let** by way of a new 12 month Assured Shorthold Tenancy Agreement.

Rent

£575 per calender month exclusive

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

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 Motoway is half a mile to the east.







