

To Let

Ground floor Retail Unit

Offers invited at £18,000pa

110-112 Broom Valley Road, Rotherham, S60 2QY

Approx: 156 m² / 1,679 ft²



Description:

Ground Floor Retail Unit - Suitable for Use Class E.

A self-contained retail shop unit, available for IMMEDIATE OCCUPATION. Located within a popular parade of shops, with surrounding uses including a dog groomers, pharmacy and medical centre. The property comprises a generously proportioned ground floor retail area of approximately 93m² with a further storage space of 50m² and separate kitchen space. The premise is complete with electric roller shutters, basic Kitchen and W.C. facilities.

The property has an EPC rating of B (49).

Specification -

- Previously occupied as a McColls Convenience/General Store
- Electric roller shutter
- Double glazing
- LED lighting

Services -

Usual mains services of electricity, water and drainage. Telephone connection present (NOT TESTED).

Planning Use -

Currently available for Use Class E Retail/Shop or suitable for a variety of alternative uses (subject to the necessary planning permission, and consideration of existing business uses within the parade).



Location:

The property is located on Broom Valley Road, located 2 miles south-east of Rotherham Town Centre, set within a parade of shops, amidst a well-established residential area. 110-112 Broom Valley Road benefits from prominent protruding partially glazed elevations, providing display opportunities over a pedestrianised precinct. Respectable levels of foot flow providing great potential for passing trade encounters. Free on street parking is located outside along with a nearby bus stop. .

The 'New Broom - Sam Smith' Public House is adjacent, with Rotherham General Hospital also in close proximity, located only a 10-minute walk approximately 0.5 miles to the south.



Rent and Rates:

Offers are invited at or above £18,000 per annum exclusive of business rates and all other outgoings, on terms to be agreed. Please make your own enquiries in relation to rates payable as these will depend on your own personal circumstances and incentives available at the time of application.

Rateable Value: £8,400

Rates payable: £4,200 (Approx.)





Fees and Contact Info

The incoming tenant is required to pay a contribution of £1,750 towards the Councils Surveyors and Legal Fees. Lease may be subject to agreement of a rent deposit.

Book a viewing:

Email: antony.constantine@rotherham.gov.uk

Tel: 01709 334920

