

**TO LET**

**3 WEST STREET, MEXBOROUGH, SOUTH  
YORKSHIRE, SOUTH YORKSHIRE, S64 9HZ**



**[www.merryweathers.co.uk](http://www.merryweathers.co.uk)**

**Merryweathers (Commercial) Limited** Shiphill, Rotherham, S60 2HG

**Tel: 01709 537009** E-mail: [commercial@merryweathers.co.uk](mailto:commercial@merryweathers.co.uk)

**Offices also at: Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

The subject premises are situated on the ground floor of a semi-detached two storey building and comprise retail area which has been recently used as a Pre-Loved Shop.

#### **Ground Floor**

Retail Area - 141 sq ft (13.1 sq m)

#### **RATING ASSESSMENT**

Whilst we have not had sight of the rating assessment, we understand from our verbal enquiries that the property has a Rateable Value of £. It is understood that the rates payable for the current financial year 2017-2018 are £. Interested parties are recommended to make their own enquiries prior to entering into any commitment.

#### **EPC Ratings**

The full energy Performance Certificate is available via our website.

#### **SERVICES**

Mains water, gas, electricity, and drainage are understood to be supplied and connected. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

#### **TENURE**

For sale with vacant possession on completion Freehold

#### **PRICE**

Offer in the Region of £ £250 PCM

#### **VAT**

All prices quoted are exclusive of VAT, but maybe subject to VAT.

#### **FIXTURES AND FITTINGS**

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the ingoing occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

#### **VIEWING & FURTHER DETAILS**

Viewing and further information is available by contacting the sole agents, Merryweathers on 01709 537009.

**PROPERTY MISDESCRIPTIONS ACT 1991** Nothing in this Brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by sonic tape and we would suggest that purchasers satisfy themselves as to their accuracy prior to purchase or lease.

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