

To Let

Offering approx. 53.47 sq m
OFFERS INVITED AT OR ABOVE OF: £5,800 PER ANNUM

62 Station Street, Swinton, Mexborough, S64 8PZ



Description

A retail shop unit available for immediate occupation. Located within a parade of 14 shops, with surrounding uses including a convenience store, butchers, post office and more. The property comprises a proportioned ground floor retail area of approximately 37.50m² with a storage/kitchen space of 13.25m². The premise is complete with electric roller shutters and W/C facilities.



The Opportunity

Key Highlights

- New Lease available (minimum of 3 Years)
- Ground Floor, Lock Up Shop
- Suitable for a range of Uses (subject to planning and Landlord consents)
- Good Car Parking to the Rear of the Parade

Specification

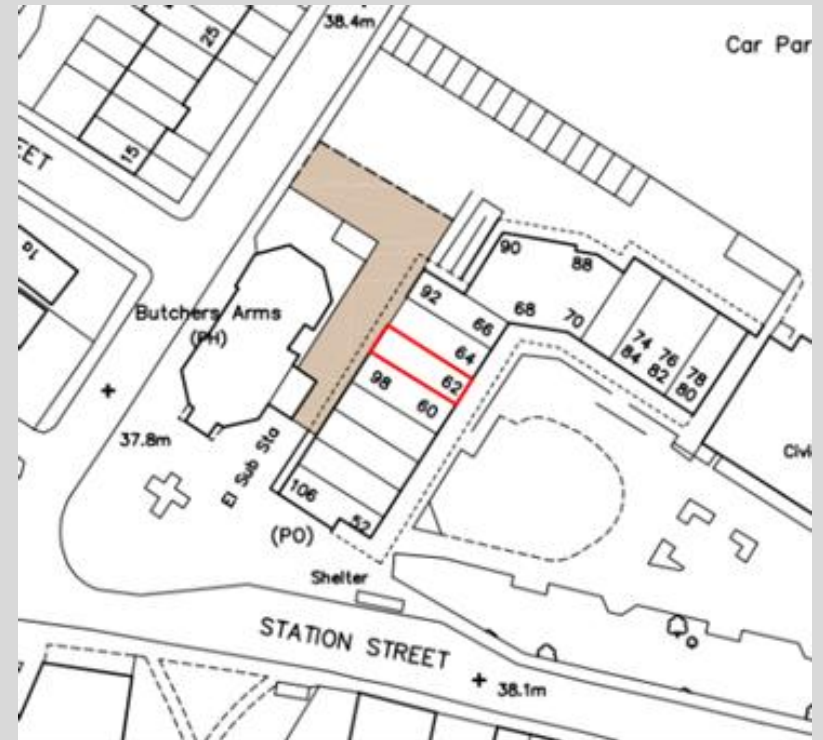
- Electric roller shutter
- Partially Fitted



Location

The property is located in the popular township of Swinton, located approximately 6 miles north-east of Rotherham Town Centre, set within an established parade of shops, amidst a populous residential area. The unit benefits from a good-sized glazed front facing aspect providing display opportunities over a pedestrianised precinct, respectable levels of foot flow and potential for passing trade encounters.

Swinton Town Centre is to benefit from an £8m regeneration scheme which directly benefits the precinct, including a refurbished civic hall and café, library, 49 homes and significant landscaping scheme.



Local Amenities

The property occupies an excellent central position within the parade, surrounded by a diverse range of complementary business uses and an established residential area. There is nearby public car parking and convenient nearby bus stops. The parade entails a well-maintained communal greenspace to the front, offering a pleasant outlook and environment for prospective shoppers.



RENT AND RATES

Offers are invited at or above £5,800 per annum (flexible terms are available) exclusive of business rates and all other outgoings. 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: £4,450.00

Rates payable: £2,220.55

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 with regard to existing business uses within the parade).

FEES

The incoming tenant is required to pay a total of £750 towards the Councils Surveyors and Legal Fees. Lease may be subject to agreement of a bond payment.

TERMS

Internal repairing and insuring lease. Property to be let as seen.

EPC RATING

D (76)

Further Information & Viewings

Further information available by the agents. Viewings are strictly by appointment only. Please contact us to arrange a site visit.

Email:

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RMBC give notice that:-

- (i) These particulars are set out as a general outline for guidance only of prospective purchasers and do not constitute part of an offer or contract;
- (ii) Whilst every effort is made to ensure all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are accurate; prospective purchasers should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Rotherham Metropolitan Borough Council has authority to make or give representations or warranties whatsoever in relation to the site.