To Let

Rotherham Metropolitan Borough Council

Offering Approx. 102.08 sq m Net Internal Area
Available to Let at £10,000.00 pa

3 MONTGOMERY SQUARE, WATH UPON DEARNE, ROTHERHAM S63 7RZ



Description

A retail shop unit available for immediate occupation. Located amidst an established parade. There is a weekly market within the parade which brings an excellent amount of footfall. There are nearby public transport links and main roads. The premise is complete with ground floor and basement space with a W.C





Property Specifications

Key Highlights

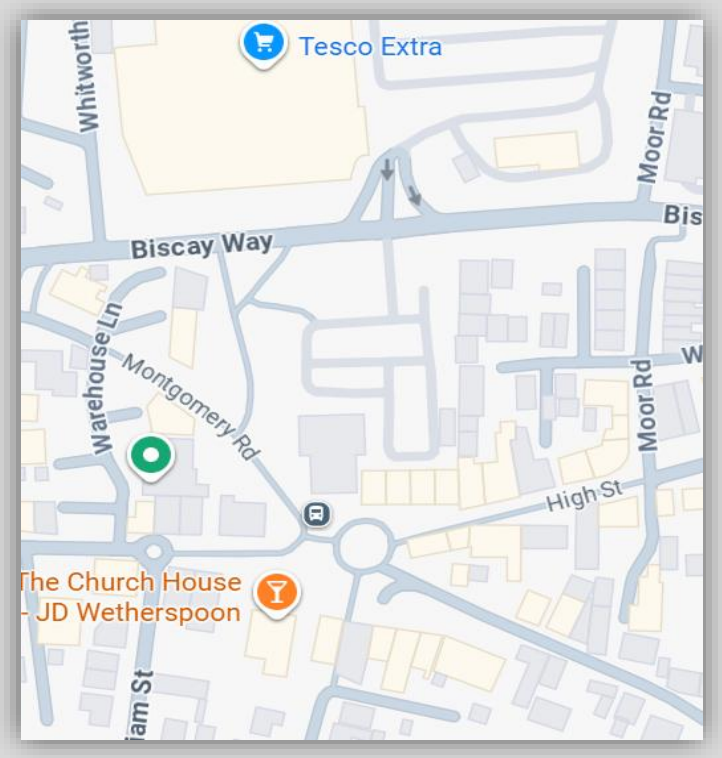
- Offering approx. 102.08 sq m. Net Internal Area
- Situated in the heart of a pedestrianised precinct
- Rear parking facilities
- Nearby weekly market
- Electrical Roller Shutters
- Class E property
- EPC Rating D

Location

The Property is ideally located in the busy central hub of Wath Upon Dearne which can be easily accessed by the main roads to the rear and side of the property and the pedestrianised front access. There is a visitors car park to the rear. All located within a characterful cluster of buildings. A busy central area attracts a wonderful opportunity to entice in prospective custom from passing members of public.







RENT AND RATES

Offers are invited at or above **£10,000** per annum (flexible terms are available) exclusive of business rates and all other outgoings.

Rateable Value: £5,600.00 p.a. Please make your own enquiries in relation to rates payable as these will depend on your own personal circumstances so may fall under the small business rates exemption and means you do not have to pay rates.

PLANNING USE

Currently available for Use Class E - Retail/Shop use.

FEES

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

SERVICES

Mains services of electricity, water and drainage.

Further Information & Viewings

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

Email: sales@rotherham.gov.uk Tel: 01709 910 112

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.