



RETAIL PREMISES

10 Tickhill Road, Maltby, Rotherham, S66 7BP

GROUND & FIRST FLOOR

Tenure	To Let
Available Size	1,283 sq ft / 119.19 sq m
Rent	£11,350 per annum
EPC Rating	Upon Enquiry

Key Points

- Located in a popular parade towards the eastern side of the Maltby Commercial Centre.
- Nearby occupiers include TSB Bank, Weldricks Chemist and Heron Foods.

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Summary

Available Size	1,283 sq ft
Rent	£11,350 per annum
EPC Rating	Upon Enquiry

Description

Constructed with solid ground and suspended concrete first floor, brick walled within concrete frame and having a flat roof covering.

The parade is set back from the pavement, having display forecourt. To the rear, with access to Grange Lane (restricted width driveway) is a surfaced car park plus enclosed surfaced yard.

Location

A middle of parade shop unit in a purpose built two storey shopping development, towards the eastern side of the Maltby Commercial Centre, at the junction of Muglet Lane and Grange Lane. Nearby occupiers include TSB Bank, Weldricks and Heron Foods.

Accommodation

GROUND FLOOR

Sales Shop: 5.52m x 11.76m (sales area: 58.06 sq m, 625 sq ft). Currently partitioned to provide 4 No. Treatment rooms, reception and lavatory.

Understairs Store: 1.95 sq m (21 sq ft).

FIRST FLOOR: 5.52m x 11.87m overall

Stockroom approximately 59.2. sq m (637 sq ft).

Lavatory with wash hand basin, low flush WC.

Services

Mains supplies of electricity and water.

Rating

Rateable Value £9,200.

Where an occupier qualifies for Small Business Rate Relief then from the 1st April 2017, the occupier of premises with a Rateable Value less than £12,000 will receive 100% relief.

Lease

No.10 is available to let for a term of years to be agreed.

Rent to be reviewed on 5 yearly basis, initial rent £11,350 per annum.

Tenant to be responsible for repairs, decoration, payment of rates and utility costs, service charge, property insurance premium.

The above terms are subject to formal contract.

Details prepared 15/02/19.



Viewing & Further Information

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