



to let

6 & 8 TICKHILL ROAD • MALTBY • ROTHERHAM • S66 7BP

RETAIL PREMISES



0114 2812183

SURVEYORS

Incorporating
HALE SAUNDERS

LOCATION

Two middle of parade shop units 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 Lloyds Bank, Co-operative Supermarket, Teasdales and Fulton Foods.

ACCOMMODATION

The previous internal offices have been removed; a personnel entrance remains in the central party wall between No. 6 and No. 8 at both ground and first floor level.

DESCRIPTION

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

The parade is set back from the pavement, having display forecourt. To the rear with access to Grange Lane is a surfaced car park plus secure surfaced yard. Until recently the two units were used as Solicitor's offices, each with their own separately accessed display shop front.

No. 6 Tickhill Road

Ground Floor:

Sales/Office - (5.34m x 11.70m (overall depth) (approx. 620 sq ft) (sales depth currently 10.30 m), with double fronted display shop front, central heating.

Understairs Store - (21 sq ft), electric distribution board.

Rear Lobby with staircase off to first floor; rear exit door.

First Floor:

Stockroom (formerly 3 No. offices) - 5.36m x 11.86m overall, 56.28 sq m (606 sq ft) with sink unit, fluorescent lighting, central heating.

Lavatory with wash basin, low flush WC.

No. 8 Tickhill Road

Ground Floor:

Sales/Office - (5.33m x 10.40m), 52.05 sq m (560 sq ft), single fronted display shop front, central heating.

Understairs store, electricity distribution board.

Rear Lobby with central heating boiler (servicing No.6 and No.8 central heating system). Staircase off to first floor; rear exit door.

First Floor:

Stockroom - (5.34m x 11.87m overall), 56.18 sq m (605 sq ft) with fluorescent lighting, central heating, upvc framed double glazed windows.

Lavatory with wash hand basin, low flush WC.

Rear yard with tarmacadam surface.

SERVICES

Main supplies of water and electricity. There is a gas supply to No. 8 and a gas boiler in No.8 which supplies hot water to the central heating system, in both No. 6 and No. 8. In the event No.6 is let without No.8, the heating system to No. 6 will require amendment.

RATING ASSESSMENT

The property is currently assessed as a single hereditament, No's 6-8 Tickhill Road, as Offices and Premises, Rateable Value £14,250; current rates payable (2016/2017) advised by Rotherham MBC (telephone 01709 382121) as being £7,082.25. In the event of being let separately the assessment will require altering to 2 No. hereditaments.

From the 1st April 2017 the draft valuation figure is assessed at £16,750. 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

The property is available to let for a term of years to be agreed, commencing rents proposed (if let individually):-

No. 6 - £11,350 per annum.

No. 8 - £11,350 per annum.

Rent to be reviewed on 5 year basis.

Offers will be considered for combination of units.

Tenant to be responsible for repairs, decoration, payment of rates and utility costs, service charge, property insurance premium and landlord's reasonable legal costs incurred in connection with the grant of Lease.

ENERGY PERFORMANCE CERTIFICATE

No. 6

Asset Rating: C(72).

Ref: 0030-6913-0312-2170-0040.

No.8

Asset Rating: C(73).

Ref: 0180-0332-8959-8403-6006.

SUBJECT TO CONTRACT

The above terms are subject to formal contract.

FURTHER INFORMATION/VIEWING

Please contact SMC Chartered Surveyors on 0114 281 2183, email: stuart.graham@smcommercial.co.uk or info@smcommercial.co.uk

Dated 1 March 2017

Saxton Mee Commercial Limited (SMC) for themselves and the vendor give notice that:

- 1 These particulars do not form, or form part of, any offer or contract.
- 2 They are intended to give a fair description of the property, but neither SMC nor the vendor will accept any responsibility for any error they may contain, however caused. Any intending purchaser therefore must satisfy himself by inspection or otherwise as to their correctness.
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