



Prominent Trade Counter Unit Size 5,259 sq ft (488.59 Sq M)

- Prominent Unit
- Established Trade Location
- Dedicated Yard/Parking Area

Prominent Trade Counter Unit

Size 5,259 sq ft (488.59 Sq M)

Location

The property fronts Greasborough Street and was previously occupied by Topps Tiles. The unit provides a prominent unit fronting Greasborough Street adjacent to the busy College Street Roundabout (A629).

The location is a short distance from Rotherham Town Centre and Parkgate Retail world which is approximately 1 mile from the subject premises. The location offers an established trade counter location.

Description

The unit comprises a steel portal framed unit with dedicated yard/parking area. Access to the unit is via a loading door leading to the storage area and a separate customer entrance leads into the showroom/retail space. Internally the unit provides a trade counter space.

Externally the unit provides 13 spaces and area to receive deliveries.

Accommodation

Description	SQ M	SQ FT
Trade & Storage Area	488.6	5,259
Total	488.6 Sq m	5,259 sq ft

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

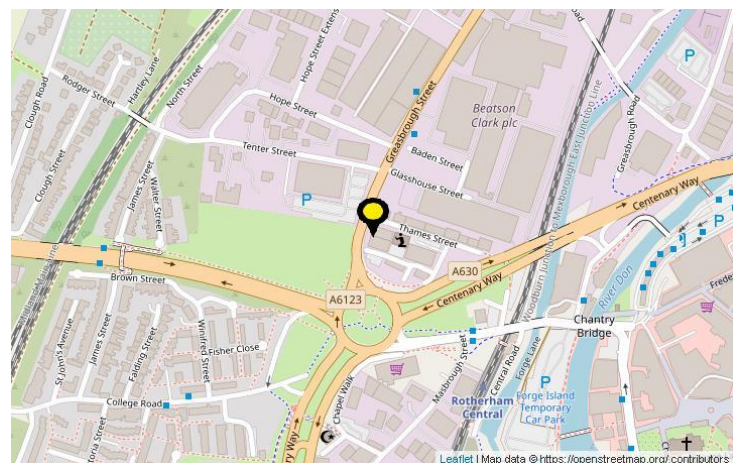
All figures quoted are subject to VAT at the prevailing rate where applicable.

Terms

The premises are available to let by way of a new lease on terms to be agreed. Quoting rent on application.

EPC Rating

This is available upon request.



Further Information

For further information please contact the sole agents CPP
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Date of Particulars

July 2021



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