

PROPERTY PARTICULARS

NO BUSINESS RATES FOR QUALIFYING BUSINESSES



PROMINENT CORNER SHOP UNIT WITH UPPER PARTS

TO LET ON REVISED TERMS

**76 HIGH STREET, MEXBOROUGH, SOUTH YORKS,
S64 9AU**

GROUND FLOOR – 53.75 sqm's / 579 sq.ft.

Close to Herbert Brown, Heron Frozen Foods, Age Concern

LOCATION/SITUATION

Mexborough is a Market Town situated broadly central to the major Towns of Doncaster, Rotherham and Barnsley. A location plan is shown opposite for ease of reference.

The property occupies a prominent location in the town centre on the pedestrianised High Street and benefits from public car park immediately to its rear.

DESCRIPTION

The premises comprise a well arranged shop on ground floor with upper floors providing a mix of storage and staff facilities.

The ground floor benefits from a modern fully glazed frontage with small return and electrically operated roller shutter doors.

There is a rear vehicular access with ample public parking nearby.

ACCOMMODATION

The property has the following approximate dimensions/floor areas:

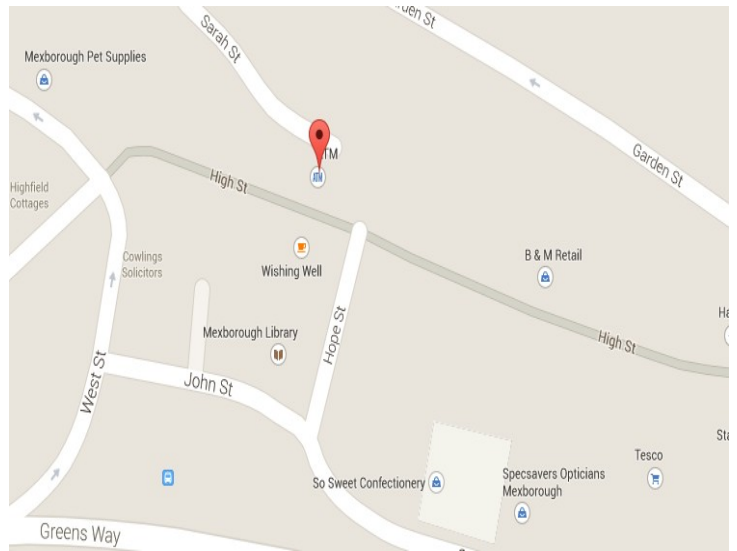
Internal Width: 5.76m 18'10"
Shop depth: 9.23m 30'4"

Ground Floor Sales: 53.75 sqm 579 sq.ft.
First Floor Store/Staff: 44.26 sqm 476 sq.ft.
2nd Floor Store: 21.71 sqm 234 sq.ft.
(plus kitchen/WC)

BUSINESS RATES

The property has the following rating assessment according to the VOA website:

Rateable Value: £11,250
Rates Payable (2017/18): £5,242.50
(Interested parties are advised to verify this information with the appropriate local rating office)



LEASE/TERMS

The property is available on a new lease for a terms of years to be agreed, at an initial rent of £11,000 per annum.

EPC

A copy of the EPC is available upon request.

VAT

All figures are quoted exclusive of, but may be subject to VAT.

LEGAL FEES

Each Party is to be responsible for their own legal and professional fees.

VIEWING

Strictly via the sole agents:
eddy@cottrellcommercial.co.uk



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