

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

**94 High Street, Maltby S66 7BN**



- **Prominent High Street Location**
- **Self-Contained Ground and First Floor Retail Unit**
- **Total Net Internal Area of 997 sq ft**
- **Suitable for a Variety of Uses (STP)**
- **To Let on a New Lease**

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## LOCATION

The property is located fronting High Street, the main thoroughfare through the town of Maltby.

The premises form part of a busy local retail parade home to a Tesco Superstore and an eclectic mix of occupiers such as cafes, discount stores and clothing shops.

There are excellent public transport links with numerous bus stops along High Street, as well as excellent links to Rotherham Town Centre via the A631 and also to Sheffield City Centre via the M18 approximately 2 miles away.

## DESCRIPTION

The available space comprises a self-contained ground and first floor retail unit with an open plan sales area with ancillary storage on the first floor. To the rear there is a storage area, kitchenette and W/C facilities.

Free on street parking is available to the front of the premises.

## ACCOMMODATION (Approx net internal area)

Ground Floor Sales	600 sq ft	55.70 sq m
Ground Floor Ancillary	397 sq ft	36.92 sq m
<b>Total</b>	<b>997 sq ft</b>	<b>92.62 sq m</b>



## RATES

The 2017 rating assessment is: -

Shop and Premises - RV £7,000

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

## RENT

£7,750 per annum exclusive.

## LEASE

A new lease is available directly from the landlord for a term by arrangement.

## VAT

The building is not elected for VAT.

## USE

The premises currently benefit from an 'E' use class, which includes retail, professional services and cafes although other uses will be considered subject to planning.

## EPC

The premises have a rating of 76 (Band D). A full EPC is available on request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

## VIEWING ARRANGEMENTS

For further details or to arrange a viewing, please contact the sole agents below:

**Tom Shelton - Crosthwaite Commercial**

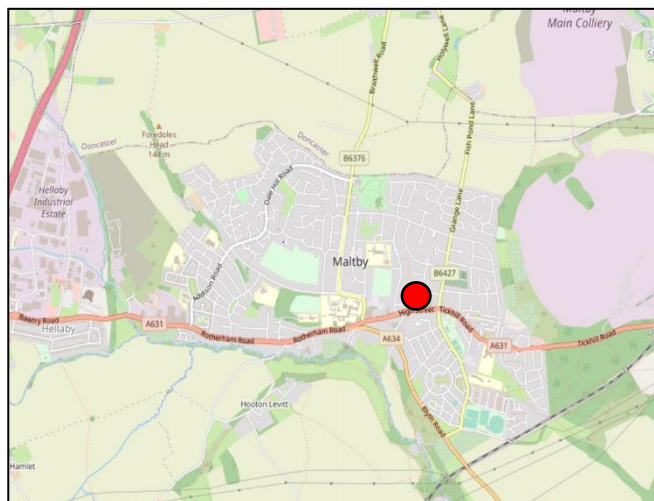
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**SUBJECT TO CONTRACT & AVAILABILITY**  
**January 2023**