



SMC
Brownill
Vickers

To Let

RETAIL PREMISES LOCATED IN GOLDTHORPE, SOUTH
YORKSHIRE

£35,000 per annum

1-11 Doncaster Road, Goldthorpe, Rotherham, S63
9HG

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smcbrownillvickers.com

- Large retail premises in Goldthorpe, South Yorkshire
- Large retail frontage with accommodation over ground floor and first floor levels
- Suitable for a variety of retail / leisure / gym / medical uses (STP)
- Suitable rental incentives available for suitable tenants
- Available on a new lease



Description

The property is a large retail premises, previously occupied by Co-operative food. The accommodation is over ground floor and first floor levels. To the ground floor is a large retail area and to the first floor is ancillary accommodation. The retail area benefits from a wide frontage with off road loading options to the front and side.

Location

The property fronts Doncaster Road which is the main retailing area in Goldthorpe. Goldthorpe is equidistance between Barnsley, Doncaster and Rotherham and provides easy access to the AIM.

A variety of shops and amenities are within walking distance, including Goldthorpe Railway station, Goldthorpe Primary School, Asda, Weldricks, Opticians, and various other local and national traders.

Accommodation

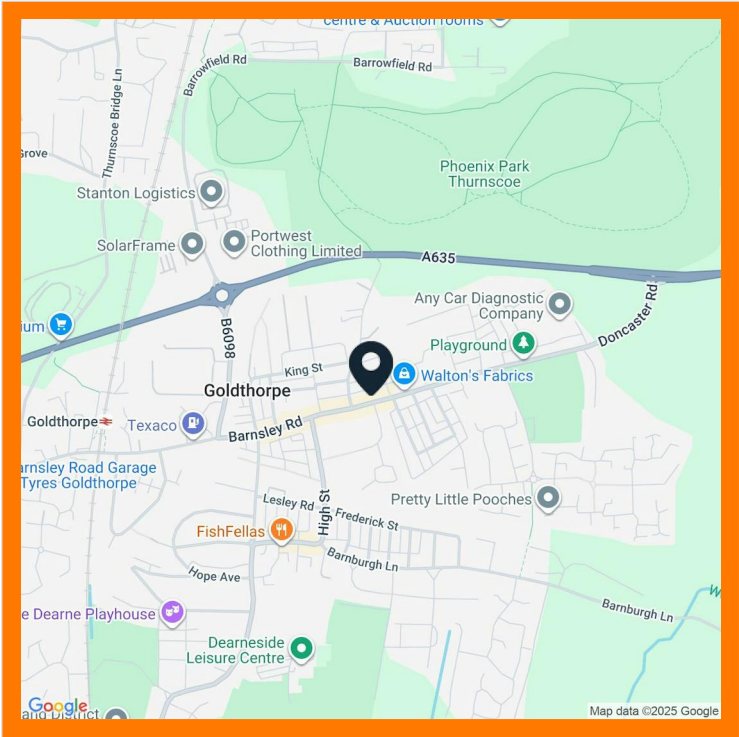
The accommodation comprises the following Gross Internal Areas (GIA):

Name	sq ft	sq m
Ground - Sales / Retail Area	5,818	540.51
1st - Ancillary Space	2,278	211.63
Total	8,096	752.14

Rateable Value

The property is currently rated separately under separate assessment with an RV of £12,500. We would encourage interested parties to re-confirm with the local rates office.

We understand there may be a degree of rates relief available according to the latest government schemes, although we would advise interested parties to verify this matter.



Lease Terms

The premises are available on a new lease on terms to be agreed. The landlord will consider rental incentives as part of a letting deal for suitable tenants.

Rent

Offers are invited in the region of £35,000 per annum. We are informed VAT is NOT payable on the rent.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant

Business Rates

Rateable Value of £12,500 Small business rates may be available.

Energy Performance Certificate

Upon Enquiry

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