



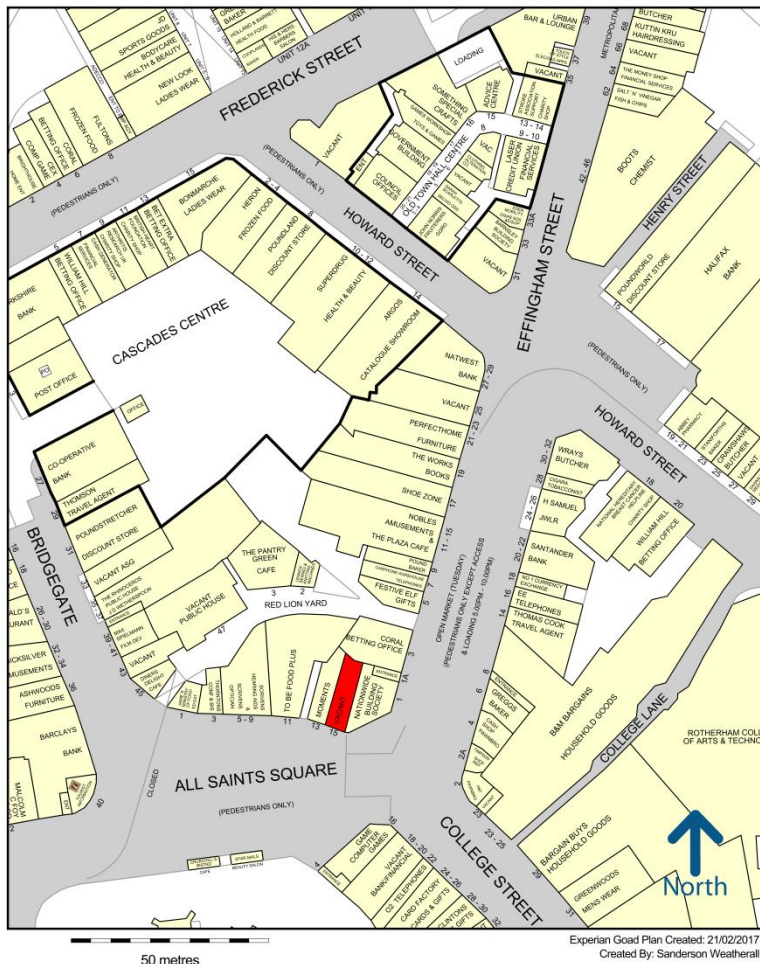
Retail Unit To Let

**15 All Saints Square
Rotherham
S60 1PW**

Location

The property is located in the centre of Rotherham fronting the pedestrian area of All Saints Square nearby to the junction of Effingham Street and College Street.

The Nationwide are immediately adjacent with other multiple retailers located nearby including Game, B&M, Discount UK, Barclays Bank, Thorntons, Scrivens, McDonalds, etc.



Experian Goad Plan Created: 21/02/2017
Created By: Sanderson Weatherall

Description

The property comprises retail unit planned on ground and first floors.

Accommodation

The premises provide the following approximate areas.

Floor/Use	Sq M	Sq Ft
Ground Floor Sales	59.42	640
Ground Floor Anc	3.78	41
First Floor Anc	61.00	657

Lease

The premises are available by way of a new effective Full Repairing and Insuring Lease for a term of 10 years and subject to a rent review at the expiry of the 5th year of the term.

Rent

The rent to be £26,000 per annum exclusive.

Rating Assessment

Rateable Value (2010) - £22,250

Provisional Draft (2017) - £12,250

Interested parties are advised to make their own enquiries with the Local Authority.

EPC

The property has an EPC rating of E120. A full copy is available upon request.

VAT

VAT is applicable at the prevailing rate

Viewings & Further Information

Contact: Peter Heron
Tel No: 0113 221 6140
Email: peter.heron@sw.co.uk

Or Rees Denton
Contact: David Thompson
Tel No: 0113 207 1299
Email: davidt@reesdenton.com

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770
Registered Office 25 Wellington Street Leeds LS1 4WG