

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

**Former Empire Bingo Hall, Swinton Road
Mexborough S64 9JB**



- Large Open Plan Former Bingo Hall
- Suitable for a Variety of Commercial Uses, STP
- Excellent Visibility from A6023 / Greens Way
- 10,983 sq ft (1,020.40 sq m)

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LOCATION

The property is located on the far south side of Swinton Road, directly visible from the major roundabout which links Raikes Street / Greens Way (A6023), Rowms Lane (A6021) and Hartley Street in the heart of Mexborough.

The building occupies a prominent position fronting the A6023 with excellent visibility and good signage opportunities.

The area receives a large amount of passing traffic, good amounts of footfall and there is a car park directly opposite. It is a popular commercial location with operators including Lidl, B&M, Greggs, Travis Perkins and JD Wetherspoon.

Mexborough train station is located approximately 600 metres to the east, with Swinton train station located just over half a mile to the south west.

DESCRIPTION

The property is a former bingo hall which is suitable for a variety of commercial uses, subject to planning. The main entrance is located on Swinton Road which leads to a reception area which in turn leases to the main, open plan hall. Along the perimeter are a variety of rooms including WC facilities. The majority of these are just partitions and therefore can be removed to provide one, large, open space.

The building has an excellent floor to ceiling height, as expected in a former bingo hall, along with a pitched roof. Given the potential open plan nature of the property, it would be suitable for a number of retail and leisure uses. In addition, we could strip out all of the fitout to leave an open plan warehouse unit and we could also create a larger, more suitable entrance off Swinton Road.

ACCOMMODATION

(All gross areas are approximate)

Ground Floor 10,983 sq ft 1,020 sq m



LEASE

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

RENT

£32,500 per annum exclusive.

VAT

If applicable, VAT is to be paid at the prevailing rate.

RATING

The unit is rated as 'Bingo Hall and Premises with a 2017 Rateable Value of £26,500.

ENERGY PERFORMANCE CERTIFICATE

Rating 'E'. Certificate available on request.

LEGAL COSTS

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

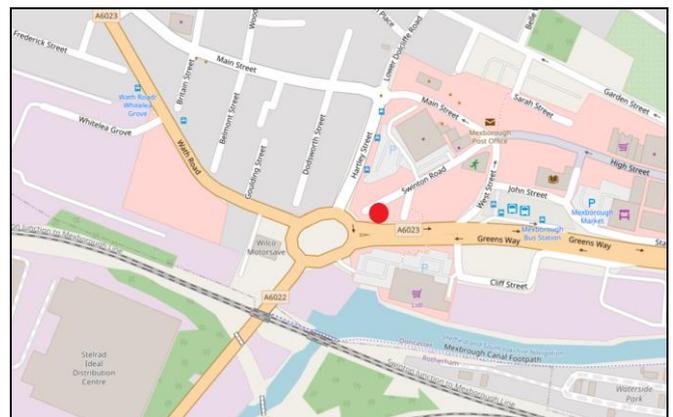
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY
September 2022