

Property Consultants



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

# To Let

**Unit 4 Heritage Court, Rotherham Road, Laughton Common, S25 3SA**



- **Prominent Retail Unit**
- **Busy Location in Thriving Neighbourhood Parade**
- **554 sq ft (51.5 sq m)**
- **Suitable for a Variety of Uses**
- **Available Immediately on a New Lease**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

Dinnington is equidistant from Rotherham and Sheffield being approximately 15 miles from both. The scheme is on the corner of Outgang Lane and Rotherham Road in Laughton Common, approximately 1.5 miles to the west of Dinnington town centre.

Traders within the parade include Co-op, Heritage Pharmacy, Bodysculpt, No Tomorrow Tattoo Studio and Klass Hair & Beauty.

## DESCRIPTION

Heritage Court is a mixed use development comprising 6 retail units with flats on the upper floors. All of the commercial space is situated on the ground floor and is arranged to provide 5 lock up units and a Co-op convenience store.

The unit has been fitted out with a WC and kitchenette to the rear. There is an allocated car parking space to the rear.

## ACCOMMODATION (Approx net internal areas)

<b>Unit 4</b>	<b>554 sq ft</b>	<b>51.5 sq m</b>
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## RATING

According to the 2023 Rating List on the Internet, the premises are assessed as follows: -

Unit 4 - Shop & Premises R.V. £7,000

Subject to status, 100% business rates relief could be available resulting in a nil charge.

## PLANNING

The premises currently benefit from class E planning consent, however alternative uses may be considered, subject to obtaining the necessary consents.



## RENT

**£12,000 per annum.** VAT will NOT be payable.

## LEASE

The premises are available to let by way of a new full repairing and insuring lease.

## ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of C. A full EPC is available on request.

## SERVICE CHARGE

Unit 4: Service Charge - £571 per annum; Insurance £716.73 per annum

## LEGAL COSTS

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

## MONEY LAUNDERING

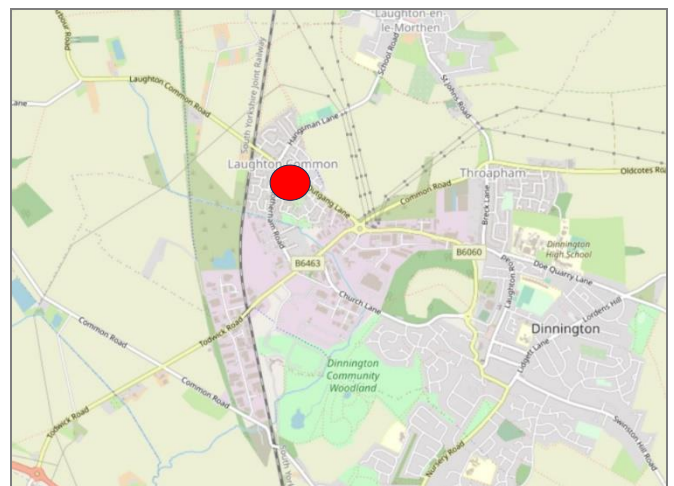
In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

**Charlie Appleyard – Crosthwaite Commercial**  
[charlie@crosthwaitecommercial.com](mailto:charlie@crosthwaitecommercial.com)  
07852 195 089

**Mark Holmes – Crosthwaite Commercial**  
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**SUBJECT TO CONTRACT AND AVAILABILITY**  
**September 2023**