

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Unit 1, 18-20 Main Street, Rotherham S60 1AJ



- **Prominent Location**
- **In the Heart of Rotherham Town Centre**
- **Ground Floor Unit With Large Usable Basement**
- **Situated on a New Development**
- **1,411 sq ft (131.1 sq m)**
- **Hot Food Takeaway Use**

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LOCATION

The unit is prominently located fronting Westgate in Rotherham Town Centre

The building forms part of a new development with eclectic mix of occupiers.

Nearby retail comprises a mix of independent boutiques and national multiples including, Costa Coffee, Subway, McDonalds and Specsavers.

DESCRIPTION

The property comprises of a large, ground floor takeaway unit.

The ground floor benefits from a modern shop front, large kitchen, and partitioned storerooms to the rear.

The basement provides storage and accommodates the WC.

ACCOMMODATION

(All areas are approximate)

Basement	688 sq ft	63.9 sq m
Ground Floor	723 sq ft	67.2 sq m
Total	1,411 sq ft	131.1 sq m



USE

The premises benefit from an Hot Food Takeaway use (Sui generis). Other uses may be considered subject to planning

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 72 (Band C). A full EPC is available on request.

RENT

£12,000 per annum exclusive.

LEASE

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

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

RATING

The unit is rated as Shop and Premises with a 2017 RV of £9,900.

From April 2023 the RV will be £10,500.

Subject to status 100% Business rates relief may be applicable.

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.

Mark Holmes - Crosthwaite Commercial

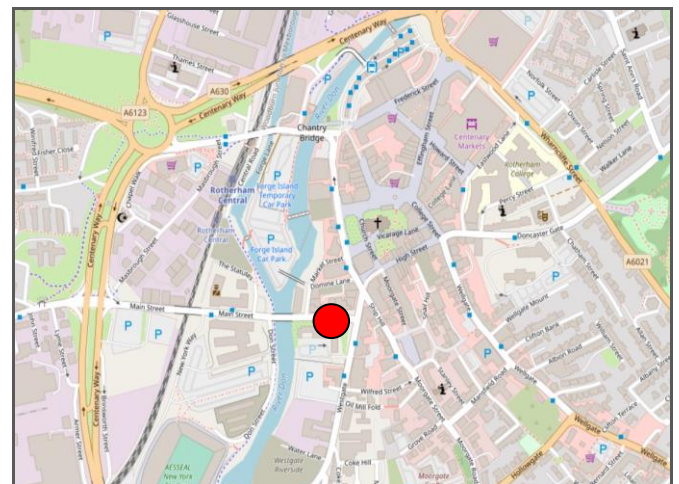
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SUBJECT TO CONTRACT AND AVAILABILITY

January 2023