Unit C

Manvers Way, Rotherham, S63 7EQ

MJB Commercial Property



TO LET

159.60 SQ M
(1,717.92 SQ FT)

£45,000 PER ANNUM

Stand-alone self-contained retail/QSR unit with first-floor storage and shared parking.

- Prominent roadside location
- Parking with EV charging
- Directly adjacent to KFC and Costa Coffee
- Adjacent to Onyx retail park

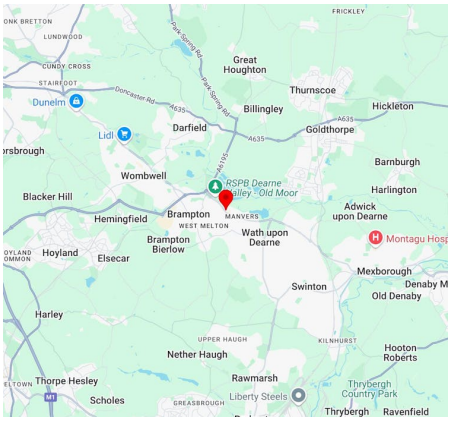
0114 282 3080
www.mjbcp.co.uk

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Summary

Available Size	159.60 sq m / 1,717.92 sq ft
Rent	£45,000 per annum
Rates Payable	£14,221.50 per annum Interested parties are advised to verify this information with the local Rating Authority.
EPC	B (35)

Location

The property is located in Wath Upon Dearne off Manvers Way (A633), directly adjacent to KFC and Costa Coffee, and also adjacent to Onyx Retail Park, which comprises Barnardos, Subway, Domino's, Greggs, and Hunters Estate Agents. An Aldi and a Holiday Inn are also located nearby.

Description

The property comprises a self-contained, detached ground-floor retail unit with first floor storage. There is shared parking with KFC and Costa Coffee, together with EV charging spaces.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Retail	1,580.46	146.83
1st	Storage	137.46	12.77
Total		**1,717.92**	**159.60**

Terms

The property is available to let on a new lease on terms to be agreed.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will be required to provide certain identification documents.

Viewings

Strictly via appointment with the sole agents



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