Unit C

Sycamore Road, Eastwood Trading Estate, Rotherham, S65 1EN



TO LET

183.94 SQ M
(1,979.91 SQ FT)

£40,000 PER ANNUM

Prominent Former Cafe with Parking

- Adjacent to KFC, Dunkin Donuts & Taco Bell
- Free Parking
- Prominent Corner Position
- Air Conditioning

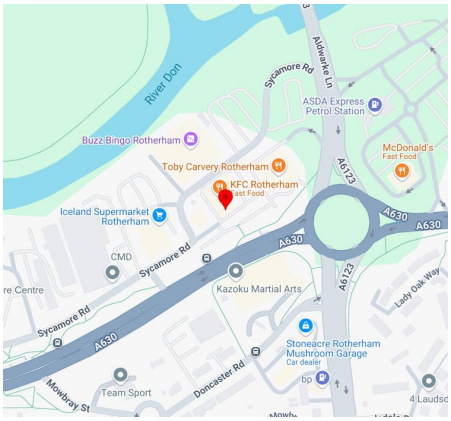
0114 282 3080
www.mjbcp.co.uk

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Summary

Available Size	183.94 sq m / 1,979.91 sq ft
Rent	£40,000 per annum
Rates Payable	£27,300 per annum Interested parties are advised to verify this information with the local Rating Authority
EPC	B (27)

Location

The property is located in a highly prominent location off Fitzwilliam Road on the outskirts of Rotherham town centre. The property is adjacent to the popular Eastwood Trading Estate and nearby occupiers include KFC, Taco Bell, Dunkin Donuts, Buzz Bingo, Iceland and a Toby Carvery.

Description

The property comprises a fully fitted former cafe arranged over ground and first floor levels.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Sales	1,024.08	95.14
1st	Sales	817.84	75.98
1st	Storage	137.99	12.82
Total		**1,979.91**	**183.94**

Terms

The property is available to let on a new Full Repairing and Insuring lease on terms to be agreed.

Viewings

Strictly by appointment with the sole agents



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mbarnsdale@mjbcp.co.uk

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