

Sycamore Road

Eastwood Trading Estate, Rotherham, S65 1EN



TO LET

493.42 SQ M
(5,311.13 SQ FT)

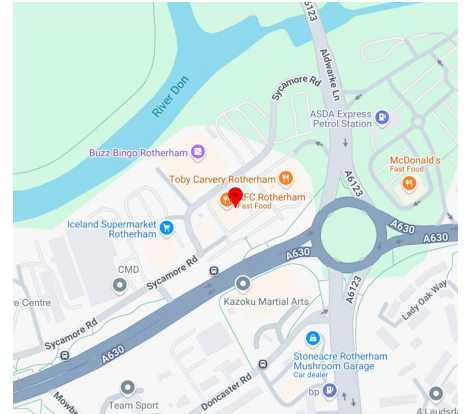
£50,000 PER ANNUM

Former Gym with Parking

- Free Parking
- Prominent Ring Road Location
- WC's & Showers
- Full Air Conditioning
- Lift

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Summary

Available Size	493.42 sq m / 5,311.13 sq ft
Rent	£50,000 per annum
Rates Payable	£23,702.50 per annum Interested parties are advised to verify this information with the local Rating Authority.
EPC	B (31)

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 gym at first floor level above KFC and Taco Bell with ground floor entrance lobby and additional mezzanine accommodation.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Lobby	138.85	12.90
1st	Gym	4,401.15	408.88
Mezzanine	Ancillary	771.13	71.64
Total		5,311.13	493.42

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 by appointment with the sole agents



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