



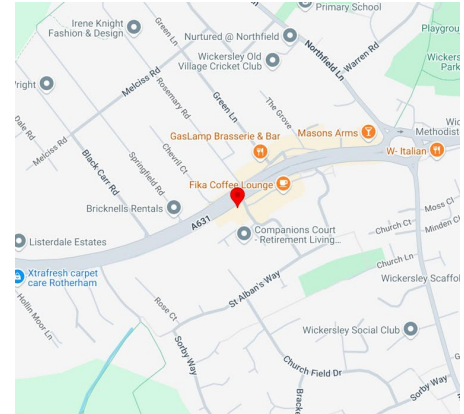
TO LET

136.56 SQ M
(1,469.92 SQ FT)

£50,000 PER ANNUM

**Prominent Roadside QSR
Unit with Parking**

- Prominent Location
- Dedicated Parking
- Fully Fitted
- Air Conditioning



Summary

Available Size	136.56 sq m / 1,469.92 sq ft
Rent	£50,000 per annum
Rates Payable	£21,207.50 per annum Interested parties are advised to verify this information with the local Rating Authority
EPC	D (83)

Location

The property is located in a prominent position fronting Bawtry Road (A631) in the popular Rotherham suburb of Wickersley and close to Bramley and the M18 at junction 1. Nearby occupiers include the Co-Op, Cooplands, Well Pharmacy, BetFred, Car Factory and Hays Travel.

Description

The property comprises a detached ground floor retail unit formerly trading as KFC. The property is fully fitted as a restaurant/take-away and benefits from dedicated parking to the rear.

There is the possibility to extend the unit into the building to the rear which could provide an additional 159 sqm (1,712 sq ft) of space.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Sales	1,264.22	117.45
Office/WC	51.02	4.74
Fridge/Freezers	154.68	14.37
Total	1,469.92	136.56

Terms

The property is available to let on a new Full Repairing and Insuring 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 via the sole agents.



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