

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



STORAGE/BUSINESS PREMISES

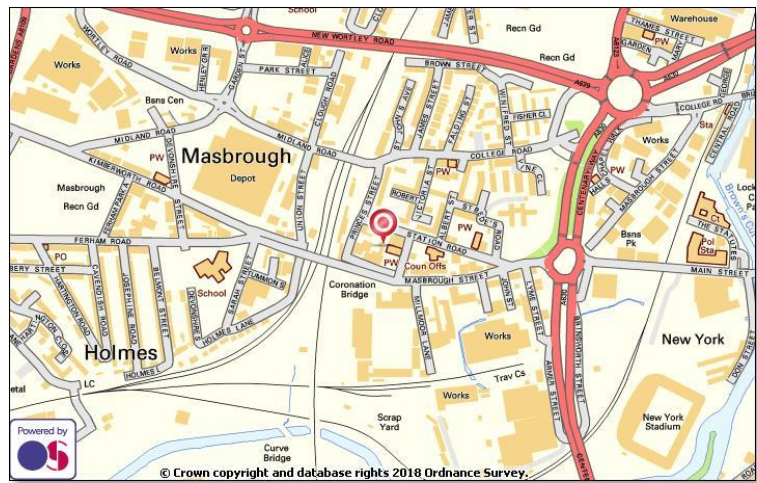
Unit 4 The Mews, Station Road, Rotherham, S60 1JH

- 100.10 sq m (1,077 sq ft)
- Large yard / parking area
- Suitable for a range of uses
- Mainly open plan

TO LET

LOCATION

The property is located in Masborough, Rotherham a short distance from Centenary Way. Access to the site is from Station Road by way of a right of way over the adjoining property.



MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VAT & COSTS

VAT is not applicable
Each party are to be responsible for their own costs.

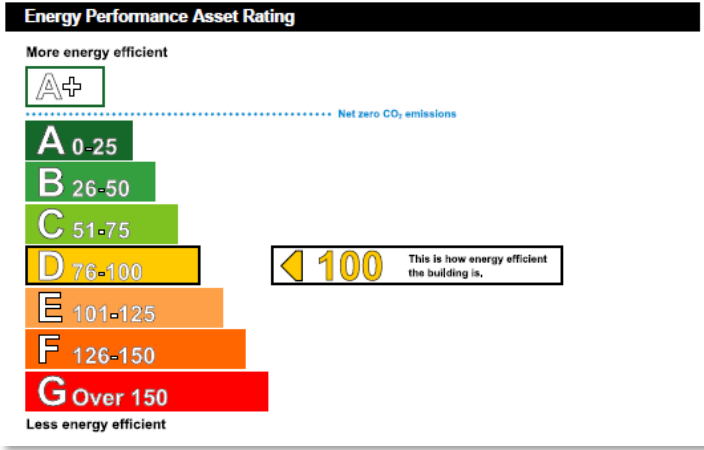
DESCRIPTION & ACCOMMODATION

The premises comprise a single storey stone built workshop/business unit. There is a shared courtyard/parking area. The property has separate services and is self contained with a kitchenette and WC.

Description	Area (sq.m.)	Area (sq.ft.)
Unit 4 The Mews - Workshop/Garage	100.10	1,077

Energy Performance Certificate HM Government
Non-Domestic Building
 Unit 4
 The Mews, Station Road
 ROTHERHAM
 S60 1JH
Certificate Reference Number:
 9615-3069-0188-0090-9921

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.



BUSINESS RATES

The premises have a rateable value of £5,100. The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit www.gov.uk/calculate-your-business-rates

RENT

The property is available by way of a new lease at a rent to be agreed dependant on term. **Guide £5,500 per annum exclusive.**

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the agents – Mark Jenkinson and son

Surveyor acting: Philip Dorman MRICS
 Tel: 0114 276 0151
 Email: philip@markjenkinson.co.uk

Disclaimer – Feb 2019 These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract. are shown for indication only and should not be taken as definitive.

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