

HIGH STREET PROPERTY / CLASS E**Units 4-5 Cascades Shopping Centre, Howard Street, Rotherham S60 1QU****Rent: £35,000 PA****Total Area****7,224 Sq ft / 671 Sq M****TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Jack Deakin****Mob: 07591 835782****Email: jack@barkerproudlove.co.uk**

Location:

The property occupies a prime trading position in the pedestrianised section of Rotherham. Other nearby occupiers include PaddyPower, Specsavers, Admiral Casinos, B&M Bargains and NatWest. This central location allows the scheme to benefit from excellent access to Rotherham Central train station, Rotherham bus interchange, the Trans-Pennine Trail, as well as major motorways, with the M1 a short drive away. The award-winning tram train connects Rotherham and Sheffield, running between Rotherham Parkgate and Rotherham Cathedral, via the town centre.

Accommodation:

The unit provides the following approximate areas:

Demise:	Sq Ft	Sq M
Ground Floor Area	4194	389.6
First Floor Area	3030	281.5

Rent:

We are seeking rental offers in the order of £35,000 per annum exclusive.

Tenure:

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £74,500. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2022 stands at approximately £14,282.24

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

March 2022

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Rotherham



Experian Goad Plan Created: 08/03/2022
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