

Rotherham

Unit 7 College Walk

Retail Unit to Let



Location

College Walk is the main shopping precinct in Rotherham, linking the Transport Interchange, multi-storey car park and retail pitches of Frederick Street and Effingham Street.

The unit occupies a prime location adjacent to JD Sports and New Look, and opposite Greggs and Holland and Barratt.

Accommodation

The unit is arranged over ground and first floors providing the following approximate floor areas:

Ground Floor:	1,781 sq ft
Ground Floor Ancillary:	204 sq ft
First Floor Ancillary:	185 sq ft

Rent

£47,500 per annum exclusive.

Tenure

The unit is available by way of a new effectively full repairing and insuring lease.

Service Charge

The service charge for 2016 is £3,210 per annum.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£28,750
Rates Payable (2019/20)	£14,116

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

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

EPC

Available on request.

Viewing & Further Information

Strictly by prior arrangement only with:

James Edmondson
JEdmondson@savills.com
0113 220 1240

Stephen Henderson
shenderson@savills.com
0113 220 1206

Or via our joint agents
Rawstron Johnson
0113 4507000

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