



**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT

## RETAIL UNIT FOR SALE or TO LET

UNIT 3  
77 HIGH STREET  
MALTBY  
S66 7BL



### LOCATION

The district centre of Maltby is located approximately 11 miles north east of Sheffield and 7 miles south of Doncaster and benefits from excellent road links to both the M18 and M1. The property is situated within a large parade of retail units which benefits from prominent frontage onto the A61 and its close proximity to a major bus stop.

Occupiers currently trading nearby include **Fultons Foods, The Original Factory Shop, Best One Convenience Store and Teasdales Bakers.**

### ACCOMMODATION

The unit is arranged on ground floor only and provide the following approximate floor areas:

Description		
Ground Floor Sales	1034 sq ft	96 sq m
Ground Floor Storage	216.4 sq ft	20.1 sq m

### TENURE

We understand the premises are virtual freehold by way of a 200 year lease from 1986 at a peppercorn rent.

#### Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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## PURCHASE PRICE

Offers are invited in the region of £165,000 exclusive of vat for the long leasehold interest with full vacant possession.

## LEASE

Alternatively our client would consider rental offers based on a new FRI lease length of term negotiable but subject to upward only rent review at 5 yearly intervals. Further details are available on request.

## RATES

Description	Shop and Premises
Rateable Value (2019/20)	£11,024
UBR (2019/20)	49.1p

## COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

## VIEWING

Strictly by appointment through:-

Paul Lancaster Property Consultants  
Tom Lancaster  
T: 0114 279 2852  
M: 07837936710  
E: tom@paul-lancaster.co.uk

## EPC

Available on request

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