



TO LET

RETAIL UNITS

**Woodlathes Neighbourhood Centre,
Bramley, Rotherham**



◆◆ **NEWLY CONSTRUCTED
RETAIL UNIT(S)**

◆◆ **IMMEDIATELY
AVAILABLE**

◆◆ **915 SQFT TO 5,315 SQFT
AVAILABLE**

◆◆ **ANCHORED BY CO-OP
CONVENIENCE STORES**



Location

Woodlathes is positioned just five minutes drive from junction 1 M18 and close to the main Bawtry Road into Rotherham town centre.

A completely new development of over 800 new homes with access to Sheffield 12 miles away and Doncaster 9 miles away providing main line rail services to London. The development of executive properties provides excellent communication links to other major employment areas.

Description

The property is a three storey development with the 5,000sqft anchor unit let to Co-op for their current convenience store format. Below the sixteen apartments the retail scheme consists of six further units. The development offers attractive amenity space with playing fields; open pond area and children's play area. Within the overall development there is a public house developed by Wolverhampton & Dudley brewery.

Accommodation

Units at the scheme are available as follows:

Unit 1	Let to Co-Op		
Unit 2	Under Offer - A5 Retailer		
Unit 3	Under Offer		
Unit 4	Under Offer		
Unit 5	Let to White Rooms Hair Salon		
Unit 6	1090 sqft	102 sqm	£14,500
Unit 7	Let to Hopscotch Nursery		

Rents

Rent will be exclusive of all other outgoings.

Terms

The units are available on a new lease for multiples of 5 years on full repairing and insuring terms. Incentives are available subject to lease terms and covenant.

Costs

Both parties will be responsible for their own legal and professional costs incurred in this transaction.

Specification

The units will be delivered to a shell specification with services to an agreed point. The shop front will be provided by the developer. Signage subject to planning and the landlords consent.

Planning

The units are available for A1 retail use, with units 2 & 3 having consent in place for A5 Use (Hot Food Takeaway).

Rates

To be announced from the VOA. Estimates are available on request.

VAT

VAT is payable on the rental and other related transaction.

All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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