

ROTHERHAM • PRIME 5,000 SQ. FT. (465 SQ. M.) RETAIL UNIT • PARKGATE SHOPPING



CGI Image

**LARGE RETAIL UNIT ADJACENT TO NEW FRASERS STORE TO LET**

## LOCATION

Rotherham is situated 8 miles to the north west of Sheffield and 20 miles south west of Doncaster. The area has a population of 265,800 (Census, 2021).

Parkgate is the second largest out of town retail park in the country. The park provides 580,000 sq ft of retail accommodation, occupied by national multiple tenants such as **JD, H&M, Primark, Matalan, Next, and Boots**.

Other retailers within the park include **Curry's, Morrisons and Wilko's**.

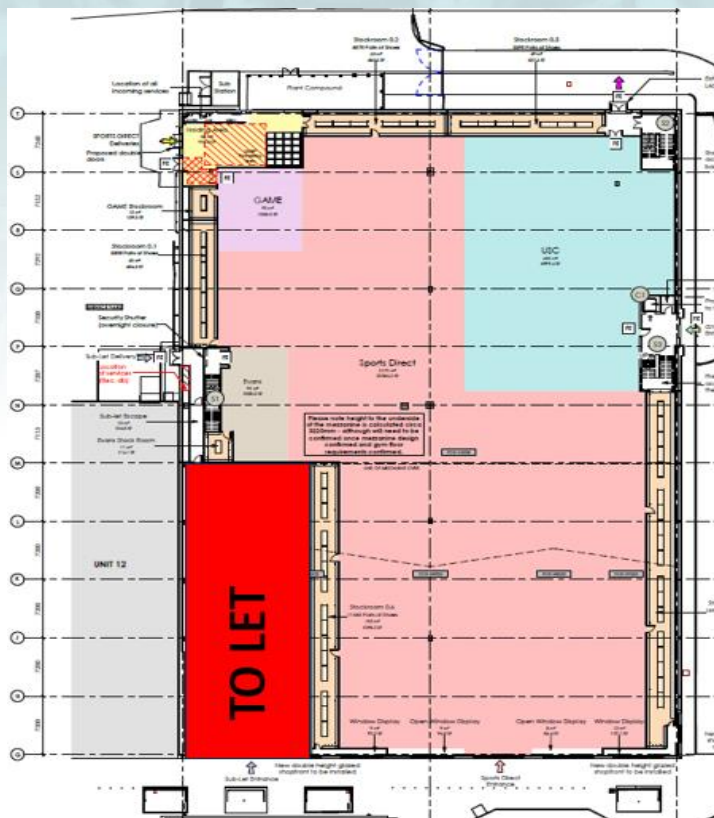
In 2021 Parkgate, which has over 2,000 free car parking spaces, attracted over 10 million visitors.

The subject premises are available from Frasers Group who will occupy the adjacent space trading as Sports Direct, Evans Cycle, Game and Everlast Gym.

## TERMS

The unit is available by way of new effective full repairing and insuring lease. Rent on application.

The Tenant will be liable for service charge and insurance costs. Further information is available on application.



## ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales | 5,000 sq ft (465 sq m)

The unit will be handed over in shell condition. There is scope for an ingoing tenant to install a full cover mezzanine level, subject to planning consent.

## RATING

We understand that the premises will need to be reassessed for business rates.

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

## EPC

An EPC will be made available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

## VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

## VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson - 0113 450 7000 email [david@rj-ltd.co.uk](mailto:david@rj-ltd.co.uk) or [liam@rj-ltd.co.uk](mailto:liam@rj-ltd.co.uk)

SUBJECT TO CONTRACT

PRIME SHOP TO LET



50 metres



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

Experian Goad Plan Created: 14/07/2023

Created By: Rawstron Johnson

For more information on our products and services:

[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011



Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that; (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.