46C, GREEN ARBOUR ROAD, THURCROFT, ROTHERHAM, S66 9DB

RETAIL TO LET 29.64 sq m (319 sq ft)
LOCATION
The property has a frontage to Green Arbour Road forming part of the main Thurcroft retail frontage and is well located for easy access to the A631 (Bawtry Road) and onto Junction 1 of the M18.

Thurcroft lies 5 miles to the West of Rotherham town centre and nearby occupiers to the property include Lloyds Pharmacy and Mark Jarvis.

DESCRIPTION
The property is located in a row of three similar type units. 46C being the end unit, comprising of single storey lock-up shop unit with a kitchenette and wc facilities.

ACCOMMODATION
The accommodation has been measured on a net internal basis and the following figures are for guidance purposes only.

<table>
<thead>
<tr>
<th></th>
<th>Sq m</th>
<th>Sq ft</th>
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</thead>
<tbody>
<tr>
<td>Main retail area</td>
<td>26.85</td>
<td>289</td>
</tr>
<tr>
<td>Kitchenette</td>
<td>2.79</td>
<td>30</td>
</tr>
<tr>
<td>WC facilities</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total Usable Floor Area</strong></td>
<td><strong>29.64</strong></td>
<td><strong>319</strong></td>
</tr>
</tbody>
</table>

SUMMARY
- Retail area 26.85 sq m (289 sq ft)
- Well located within Thurcroft commercial centre
- Would suit a variety of retail uses
- Well presented retail unit
- No current liability for business rates (provided sole business use)

TERMS
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed by negotiation.

RENT
The rent required is £4,500 per annum exclusive of rates and all other outgoings.

BUSINESS RATES
The property is included in the 2017 Valuation List at a rateable value of £4,400.

Please note, this figure does not constitute the rates payable.

SERVICES
We understand that mains water, electricity and drainage supplies are connected to the property.

The mention of any appliances and/or services within these lettings/sales particulars does not imply they are in full and efficient working order.

EPC
TBC

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