



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

# **SHOP UNIT**

**69 HIGH STREET, MEXBOROUGH, S64 9AB**

77.14m<sup>2</sup> (860 sq ft)



- Pedestrianised town centre location
- Lock up shop unit with kitchenette and WC
- Adjacent to Fultons Foods and with Coral Bookmakers, Thomson Travel Agents, Card Zone & Age UK close by

**0113 2348999**

## Location

The premises are located fronting the southern side of the pedestrian High Street within Mexborough town centre close to its junctions with West Street and Hope Street. High Street links Bank Street with West Street off Greens Way (A6023) within the popular market town of Mexborough in South Yorkshire.

## Description

The premises comprise the ground floor retail unit forming part of a parade of two storey brick buildings fronting the High Street under pitched interlocking concrete tiled roof with solid concrete ground floor supporting partitioning forming retail unit, kitchenette and WC.

## Accommodation

The property provides the following approximate net internal floor area:-

Description	M <sup>2</sup>	(sq ft)
Retail sales	61.90	(666)
Former treatment room & kitchenette	15.24	(164)
<b>Total</b>	<b>77.14</b>	<b>(830)</b>
Retail Frontage	5.45m	17ft 9"
Shop depth	14.67m	48ft 3"

## Services

Mains electricity, water and drainage are connected to the property. The services have not been tested. Prospective tenants must satisfy themselves with regard to condition and capacity.

## Rating

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Shop & Premises RV £9,500

The National Uniform Business Rate for 2017/18 is 46.6p in the £ for assessments at this level.

## Terms

The premises are available to let by way of a new effectively tenants full repairing and insuring lease for a term to be agreed at a rent equating to £200 per week exclusive.

The rent to be payable monthly in advance exclusive of rates, building insurance, services and service charge relating to 50% of the cost of the maintenance and upkeep of the exterior of the property.

## Energy Performance Certificate

The property has an energy rating of C (66).

## VAT

The rent is exclusive of VAT, if applicable.

## Legal Costs

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

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Andrew Steel**

Tel: 0113 234 8999  
[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)

**Our Ref: 2336/A/S**  
**May 2017**

**Subject to Contract**



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. 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.