

## TO LET

Self-contained, fenced & gated  
secure, surfaced compound.

0.11 acres (449 m<sup>2</sup>)

Rosemary Road, Wickersley, Rotherham, S66 2DF



Messrs. Burgess Commercial for themselves and for vendors and lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Burgess Commercial has the authority to make or give any representation or warranty in relation to this property.

## LOCATION

The subject land is situated within the popular district of Wickersley in Rotherham. Convenient access to the motorway network is available by taking the A630 which leads to J.1 of the M18 and in turn to the M1. Local amenities are all available within walking distance.

## BRIEF DESCRIPTION

The site comprises of a mainly tarmac surfaced, fenced and gated plot which was previously used as a small garden centre. The site offers potential for a variety of alternative uses, where temporary accommodation could be used, subject to obtaining the necessary planning consent.

## SITE

The compound has an approximate gross site area of 0.11 acres (449 m<sup>2</sup>).

## RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £3,600 and is listed as Garden Centre & Premises. Please note this figure does not constitute the business rates payable.

It is possible small business rates relief may be available and interested parties should contact the Business Rates Department at Rotherham Metropolitan Borough Council on 01709 823579 for further details and confirmation.

## SERVICES

Mains electricity and water are understood to be supplied and connected. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

## PLANNING

The site has previously been used as a garden centre and more recently for the storage, sale and distribution of timber products. We would recommend any seriously interested parties make appropriate enquiries with the Local Planning Department prior to entering into a contractual arrangement.

## TERMS

The site is available by way of a new Lease at a rental of £7,500 per annum.

## VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

## MONEY LAUNDERING

The Money Laundering Regulations currently place a legal requirement on a prospective Tenant to provide two acceptable forms of I.D.

## VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Burgess Commercial on 01709 721706.

## DISCLAIMER

Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that purchasers or Tenant's satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

