

TO LET

Retail Unit in a parade adjoining Morrison's Superstore

Unit 5, Jail Yard Parade, Rothwell LS26 0AF



◆◆ 1,354 SQFT NIA RETAIL UNIT

◆◆ £25,000 PER ANNUM EXCLUSIVE

◆◆ IMMEDIATELY AVAILABLE

◆◆ EXTENSIVE FREE PARKING



Location

The unit is located in Jail Yard Parade in the heart of Rothwell Town Centre and is adjacent to the Morrison's Supermarket with extensive free surface parking.

Rothwell is a West Yorkshire town located approximately 5 miles south east of Leeds, 7 miles north of Wakefield and 6.5 miles north west of Castleford. It is situated south of Junction 44 of the M1 motorway giving access to Leeds with Hull to the east and Liverpool to the West. Other retailers in the scheme include NatWest, Specsavers, Card Factory and Subway.

Description

The Parade is modern and comprises of 10 retail units. Unit 5 is approximately 1,354 sqft NIA with retail on the ground floor and storage to the first floor with new shop front and roller shutter.

Accommodation

Ground Floor	756 sqft	70.2 sqm
First Floor	598 sqft	55.6 sqm
TOTAL	1,354 sqft	125.8 sqm

Rents

The commencing rent of £25,000 per annum exclusive of all other outgoings.

Terms

A new ten year full repairing and insuring lease subject to five year review.

Costs

Both parties will be responsible for their own legal and professional costs incurred in the letting of this unit.

Planning

The property currently has the benefit of planning consent for A1 use. Further enquiries for other use classes should be made to the letting agent.

Rates

The property is included in the 2010 valuation list at a rateable value of £13,000.

EPC

A copy of the EPC is available on request.

VAT

VAT is payable on the rental and other related transactions.

All Enquiries to Sole Agent Andrew Allen 01302 361445

LWE Commercial Property Advisers | The Estate Office Manor Gardens | Doncaster | DN5 7QZ

Tel: 01302 361445 | E: enquiries@LWEstates.com | www.LWEstates.com

Ref: 2470-05

Misrepresentation Act 1967 and property Misdescriptions Act 1991. These details are provided only as a general guide to the property being offered on behalf of clients and remain subject to Contract and lease. The details herein should not be relied upon without survey, inspection and independent measurement. Nobody in the employment of LWE Ltd has the authority whatsoever to warrant information contained herein.



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