



Unit 4 Fellowsfield Way, Kimberworth  
Rotherham S61 1NL

# Unit 4 Fellowsfield Way

Kimberworth, Rotherham S61 1NL



## Agreement

To Let



## Detail

RETAIL



## Rent/Price

£10,500 pax



## Size

89.65 sq m (965 sq ft)



## Location

Rotherham S61 1NL



## Property ID

751.1241464

**For Viewing & All Other Enquiries Please Contact:**

**George Thompson**  
FRICS

Surveyor

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## Property

The property comprises a self contained ground floor retail unit currently divided into offices/treatment rooms by the previous tenants. The property lies within a parade of shops including a Pharmacy, Pizza Takeaway, a Chinese Takeaway, a Premier Convenience Store, a Sandwich Shop and a Hair Salon.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Entrance Reception	25.27	272
Inner Office	7.71	83
Office 2	13.66	147
Office 3	14.86	160
Rear Room	19.42	209
Kitchen and Disabled W.C	8.73	94
Rear Hallway		
Total GIA	89.65	965

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for Class E (Commercial Business) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Rotherham Council  
**Description:** Shop and Premises  
**Rateable value:** £7,100  
**UBR:** 0.546  
**Period:** From 1st April 2026

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Energy Performance Certificate

EPC Rating C (70). Valid until 8 June 2036.

## Tenure

The property is available to let by way of a 3, 6 or 9 Full Repairing and Insuring Lease with 3 yearly rental reviews.

## Rent

**£10,500 per annum exclusive.**

## Service Charge

There will be a Service Charge to cover the upkeep, maintenance and repair of the common parts of the property.

## VAT

VAT will not be charged on the rental or any other figures detailed above.

## Legal Costs

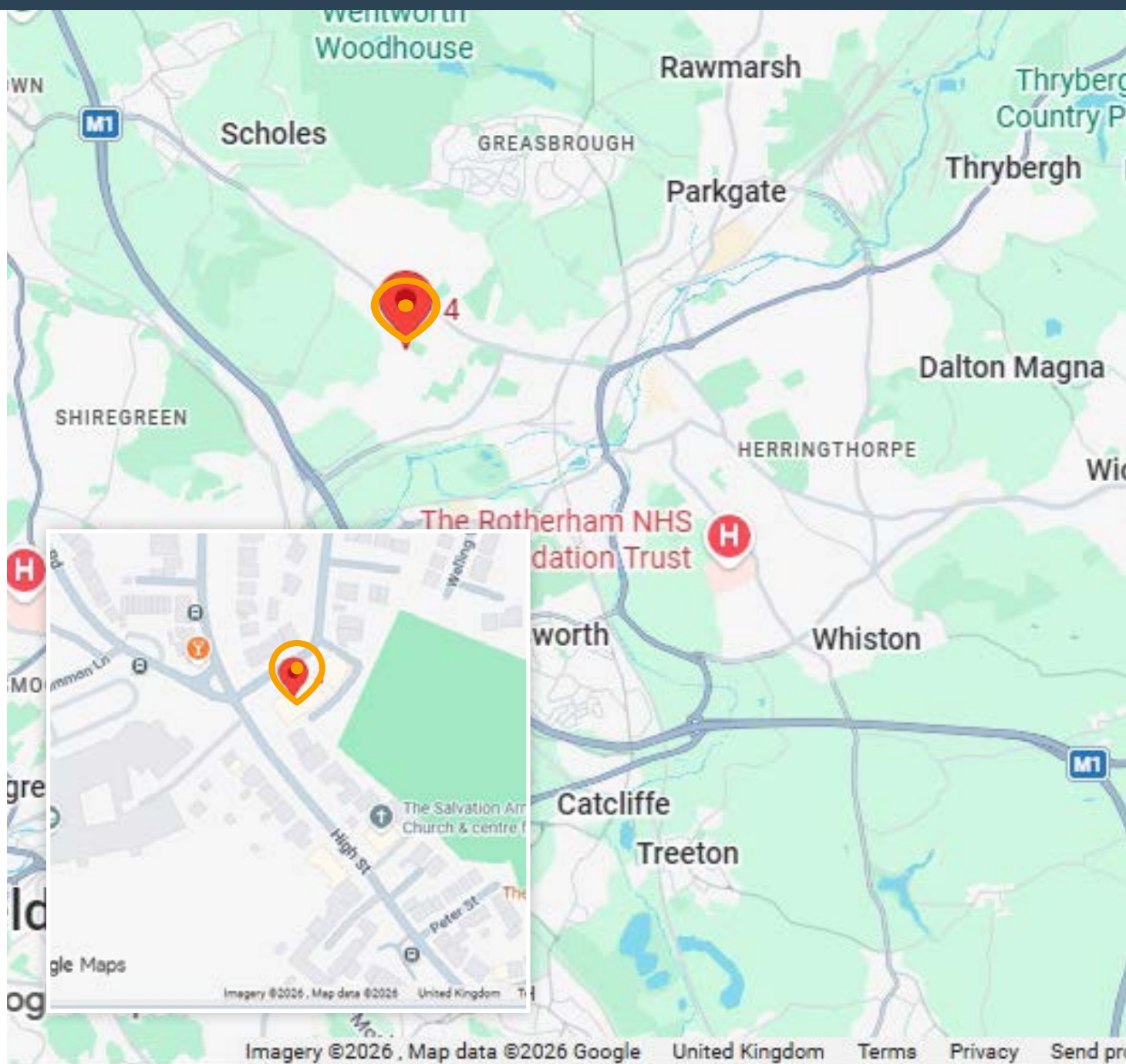
The ingoing tenant will be responsible for the Landlord's reasonable legal costs in connection with the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, 2 forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

The property is located on Fellowsfield Way, close to the junction with High Street in the centre of the suburban area of Kimberworth. Old Hall School lies close by and the area is predominantly residential in nature. Rotherham Town Centre lies approximately 3 miles due east, whilst Junction 34 of the M1 Motorway lies within 1 1/2 miles due west.





Google Maps

