



First Floor Offices, 149B Bawtry Road,  
Wickersley, Rotherham S66 2BW

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## Agreement

To Let



## Detail

OFFICES



## Rent/Price

£12,000 pa



## Size

76.1 sq m (819 sq ft)



## Location

Rotherham, S66 2BW



## Property ID

751.

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

**George Thompson**

FRICS

Surveyor

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## Property

The property comprises a self contained first floor office suite located immediately above ELR Estate Agents and UK Blinds within an attractive stone built two storey property with pitched roof over. Externally, the property benefits from 2 car parking spaces within the rear car park.

## 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>
First Floor		
Central Office	15.9	172
Rear Office	28.68	309
Front Corner Office	8.9	96
Front Office 2	17.67	190
Kitchenette	4.82	52
W.C. off		
Total Net Internal Area	76.1	819

## 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:** Offices and Premises  
**Rateable value:** £6,000  
**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

Rating: 74 (C) – Valid until 07/09/2028

## Tenure

The property is available by way of a new 6 year fully repairing and insuring lease with 3 yearly rental reviews.

## Rent

**£12,000 per annum exclusive.**

## Service Charge

There is a Service Charge to cover the upkeep, maintenance and repair of the common parts of the property being 10% of the annual rental plus VAT.

## VAT

We understand that VAT will be charged on the rental and/or any other payments detailed above.

## Legal Costs

The ingoing tenant will be responsible for the Landlord's reasonable legal costs in 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 Bawtry Road, the main arterial access road in the popular area of Wickersley. The property provides first floor office accommodation with parking and is situated within a busy parade including ELR Estate Agents, UK Blinds, a Courtyard, Arthur Jackson Solicitors, Tierney & Co Solicitors to name but a few.

The property benefits from direct access to Rotherham Town Centre approximately 3 miles due west. The property also benefits from a large neighbourhood shopping parade with a variety of local and regional shops.





