



## Commercial Trade/Retail Unit To Let 4,689 Sq Ft (435.61 Sq M)

- Prominent Unit
- Close to J33 M1 and Rotherham City Centre
- Communal Yard/Parking Area

# Commercial Trade/Retail Unit To Let

## 4,689 Sq Ft (435.61 Sq M)

### Location

Unit 3 Greasborough Street is positioned immediately adjacent to the busy College Street Roundabout (A629). The property lies within a well-established trade counter area, just a short walk from Rotherham Town Centre and approximately one mile from Parkgate Retail World. The unit benefits from strong transport links, with Rotherham Central railway station and the bus interchange nearby. Road connectivity is equally strong, with Junction 33 of the M1 motorway within minutes. The surrounding area supports a mix of commercial, retail, and light industrial uses.

### Description

The property is a brick-built unit with a single-pitched roof arranged over two floors. A roller shutter door provides convenient access, ideal for loading and unloading. The ground floor offers space suitable for storage, workshop, or trade counter use, with the first floor providing additional accommodation for offices, display, and other purposes. Externally, the property benefits from use of a communal car park located to the rear, offering additional parking for staff and visitors.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	1,740	161.65
First Floor	2,949	273.96
<b>TOTAL</b>	<b>4,689 SQ FT</b>	<b>435.61 SQ M</b>

### Terms

Quoting £18,500 + VAT per annum. New FRI terms to be agreed

### VAT

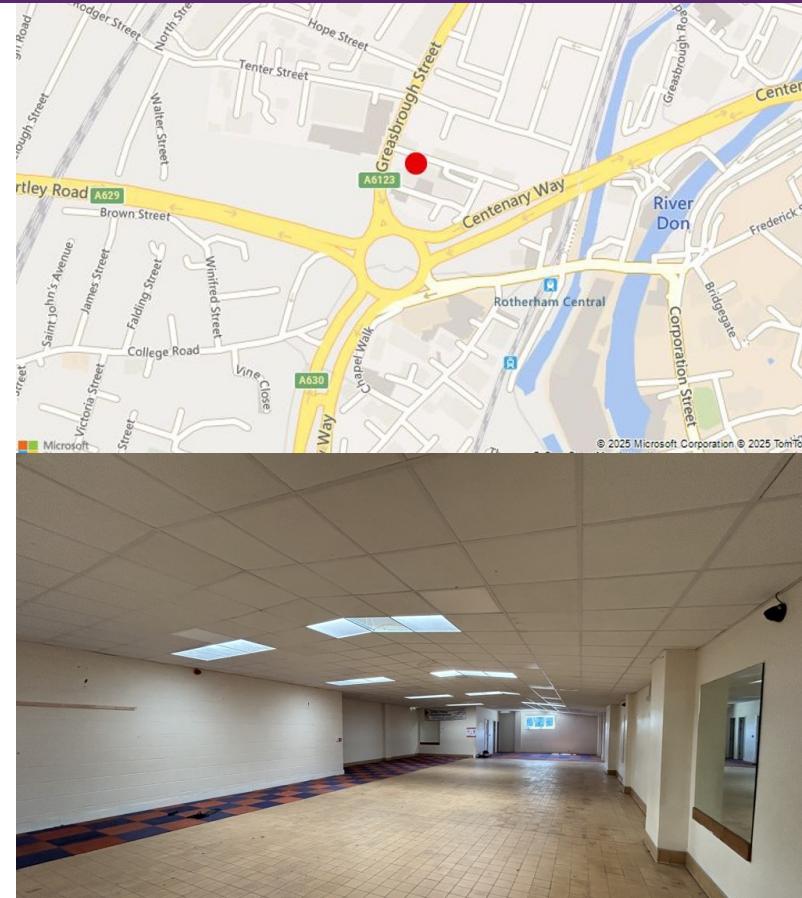
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

Rateable value available upon request.

### EPC Rating

EPC Rating - D 79



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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