



The Boundary

Retail Centre

HARDING AVENUE
ROTHERHAM • S62 7AF

TO LET
NEW RETAIL DEVELOPMENT



NEW UNITS SUITABLE FOR RETAIL,
OFFICE, RESTAURANT, LEISURE USES
ADJACENT TO NEW CO-OP



LOCATION

- Prominent corner location
- Incorporates new Co-Op Food Store
- Adjacent to new Taylor Wimpy housing development
- Approximately 30,000 people within 5 miles
- Within 9 miles of Rotherham town centre and 3 miles of Rawmarsh

UNIT SPECIFICATION

- Glazed shop fronts
- Screeded floor
- 3 Phase 40 KVA minimum
- Mains water & drainage
- Main gas supply
- Flexibility to combine units
- Bin Stores
- 54 Free on site parking spaces



DESCRIPTION

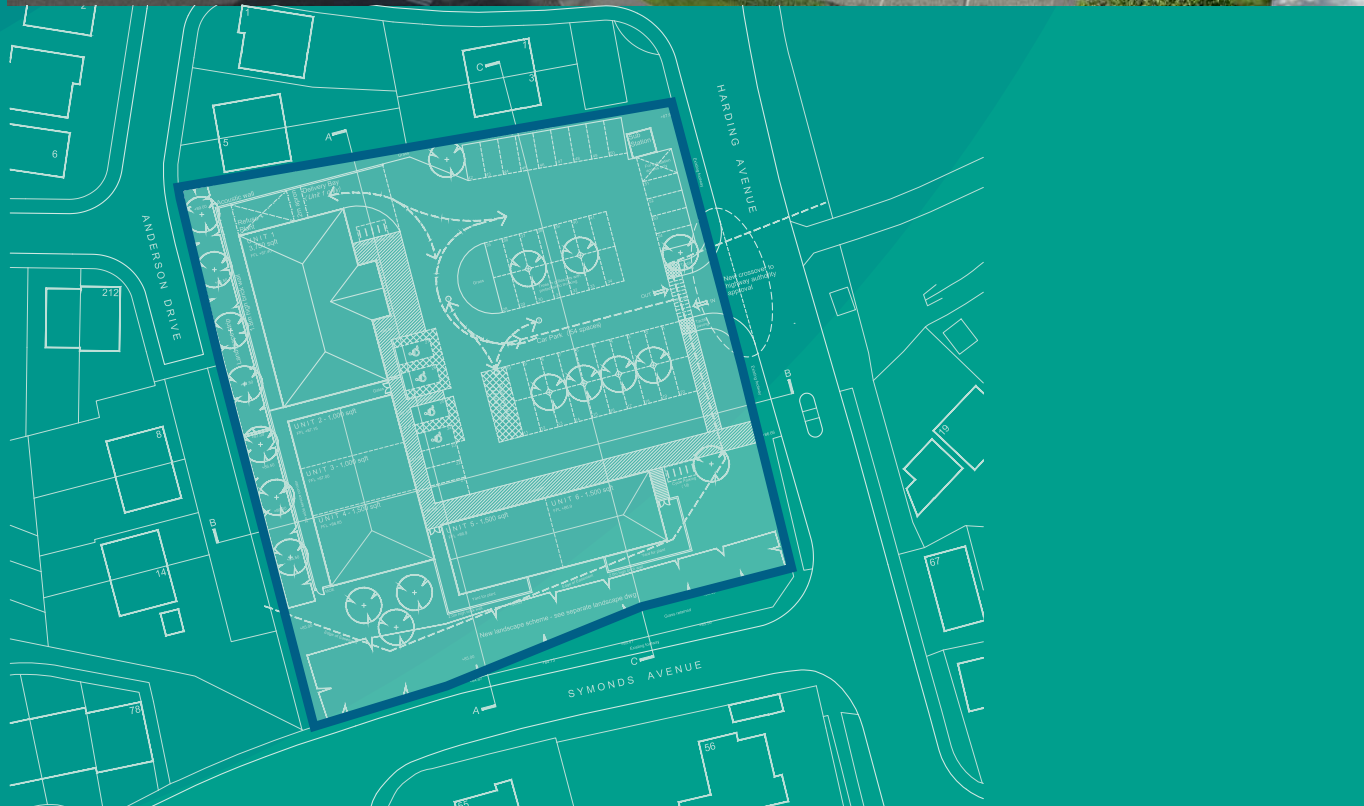
The property comprises a new development of **six retail units** the largest of which has been pre-let to the Co-Operative Group for a convenience store. The remaining units will be finished to a standard developer's shell specification including shop fronts, screed floor and capped off mains water and electricity supplies. The scheme also provides **on site parking for 54 cars**.



ACCOMMODATION

The property comprises the following gross internal floor areas:

Unit	Sq Ft	Sq M
1	Pre-let to the Co-Operative Group	
2	1,000	92.9
3	1,000	92.9
4	1,500	139.4
5	1,500	139.4
6	1,500	139.4



LEASE TERMS

The units are available to let on new Full Repairing and Insuring leases on terms to be agreed.

QUOTING RENT

On Application.

BUSINESS RATES

The premises will need to be assessed for Business Rates upon completion.

PLANNING

The scheme has the benefit of A1 (Retail), A3 (Café), and A5 (Take Away) planning consent.

EPC

An EPC will be available upon completion of the development.

COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

For any further information and appointments to view the premises please contact the joint agents:

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Commercial Property

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