

TO LET

**Unit 4, Rother Valley Country Park, Craft Building
Bedgreave Mill Complex, Mansfield Road S26 5PQ**



***VACANT* Craft Unit**

- Offering approximately— Unit 4 (FF) GIA 24m²
- Located within Rother Valley Country Parks central hub
- Suitable for Craft Based Uses
- Staff Parking Facilities
- Rents From £2,500 p.a exclusive.

FLEXIBLE terms are available

Closing date for offers: 31st March 2023 at 4pm

Riverside House, Main Street, Rotherham, S60 1AE

Tel: 01709 254040 Web: [www.rotherham.gov.uk/
directory/13/council-property-for-sale-or-to-let](http://www.rotherham.gov.uk/directory/13/council-property-for-sale-or-to-let)

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Unit 3, Rother Valley Craft Units

Location:

The craft units are ideally located in the bustling central hub of Rother Valley Country Park which can be accessed by car or on foot. There is a visitors car park just adjacent to the craft units, along with a popular café and information point. All located within a characterful cluster of buildings around the old mill pond forming the central hub that include the craft units. A busy central seating area (with facilities) attracts a wonderful opportunity to entice in prospective custom from passing trade encounters.

The Park Receives approximately 750,000 visitors a year!!

Description:

A detached building designated for 'Craft Purposes'. Having 4 self-contained lock up craft units within. With communal entrance and staff toilets. There are two units to the ground floor and two to the first floor. The units are finished to a relative basic standard but compliment the 'Craft' like ambience of the building. All Units are complete with power, heating, light and water supply.

Area:

Internal Area—24m2 GIA

Planning:

The property currently benefits from Class E (Formerly A1) Retail/Shop use, although may lend its self to other uses subject to the necessary planning. Interested parties are advised to make their own enquiries with RMBC Planning Department.

Services:

Electric and water only.

Rent:

Offers are invited around: £2,500 per annum.,

Rates:

Please make your own enquiries in relation to rates payable as these will depend on your own personal circumstances and incentives available at the time of application. Rateable Value - £1,425

Rent :

For the First Floor Unit 4, offers are invited in the region of £2,500 per annum. Exclusive of business rates and all other outgoings. Please refer to the attached Expression of Interest Form.

Lease Terms:

*****Flexible lease terms are available*****

The property is available on an Internal Repairing and Insuring basis (including the shop frontage). NOTE: The incoming tenant is required to pay £500 towards the Councils Surveyors and Legal Fees.

Offers:

All offers must be made on an Official Offer Form and returned in an envelope with the Official Offer Label attached to the front by 4pm 31st March 2023

Energy Performance Certificate:

Units 1-4 have a rating of **D (95)**

Viewings:

By Prior arrangement only. Internal viewings are strongly advised.

For further information contact:

Ben White or Bethany Pell

Tel : 01709 822180

Email : bethany.pell@Rotherham.gov.uk

N.B.

The Council is obliged under Section 123 of the Local Government Act 1972 to consider any offer received prior to signing of agreement. The Council will provide a draft lease for signature after the successful applicant is notified of the Council's decision in this respect and following the receipt of satisfactory references. If before the lease is signed, an unsolicited (higher) offer is received the Council will have to seek final offers from all previous applicants.

Terms and Conditions:

The Council hereby gives notice that:

•These particulars are set out as a general outline for guidance of intended purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. •All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and any other details are given without responsibility. Any intending purchasers/tenants should not rely on them as statements or representative of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. •Neither the Council, nor any of its officers, has any authority to make or give any representations of warranty, whatever in relation to this land/property

•Asset Management, Riverside House, Main Street, Rotherham S60 1AE

