

TO LET



**KILNHURST MOTORS, HOOTON ROAD,
SWINTON, MEXBOROUGH, S64 5TA**

- Large Motor Repairs Site of 0.92 Acres
- Prominent Roadside Position
- Large Yard / Forecourt
- Workshop & Sales Office
- Suit a Range of Uses STPP

Location

The site is located in a prominent roadside position off Hooton Road in Swinton to the north of Rotherham and to the south of Mexborough. Approximately 14,000 cars pass the site per day.

The regions motorway networks are within easy reach, with Junction 36 of the A1 and J34 of the M1 within 15 minutes drive. Rotherham city centre 5 miles away (12 minutes), with Doncaster 7 miles away (15 minutes) and Sheffield 14 miles (30 minutes).

Description

The property has been used as a car repairs business for over 30 years but could be used for a range of uses STPP.

It benefits from the following specification

- Large surfaced yard / forecourt
- Prominent roadside position
- Detached workshop with two loading doors
- 3 phase electrical supply
- Retail frontage / sales office
- W/C & kitchen facilities
- Designated parking areas

Accommodation

The property available as a whole or potentially split.

| | | |
|--------------|-------------|---------------|
| Sales Office | 127.09 Sq M | (1,368 Sq Ft) |
| Workshop: | 204.75 Sq M | (2,204 Sq Ft) |
| Total: | 331.84 Sq M | (3,572 Sq Ft) |

The site is 0.92 acres.

Rent

Rent on application. Please contact the agent.

Available as a whole or split on FRI lease terms to be agreed however a minimum term of 5 years is envisaged.

VAT

VAT is not payable.

Business Rates

£7,700 (potential occupiers may benefit from 100% Relief)

Planning

We consider the property suitable for a range of uses including motor trade, motor sales, storage, industrial, haulage and retail. STPP.

EPC

To be confirmed.

Services

Mains services including 3 phase electricity are connected.

Anti Money Laundering

Tenants will have to supply information to comply with Anti Money Laundering regulations.

Viewings

By appointment – please get in touch with the Sole Agent.

Contact

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