



Rotherham Central Railway Station,
Central Road,
Rotherham S60 1QH

Retail Premises Available

TO LET

**109 Sq Ft
(10 Sq M)**

DESCRIPTION

On behalf of Northern, an opportunity has arisen to take occupation of a retail/catering kiosk at Rotherham Central Railway Station.

A catering use is preferred, but the landlord welcomes other business proposals.

- ✔ Retail/catering opportunity
- ✔ Prominent position within the station
- ✔ New lease available immediately
- ✔ Services to Sheffield, Hull, Leeds, York and Doncaster
- ✔ Sole unit on the station
- ✔ Annual Station Footfall of 393,632 (1,078 per day)



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	109	10

VAT

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

LEGAL COSTS

Tenant to pay Northern's reasonable legal costs incurred in any transaction.

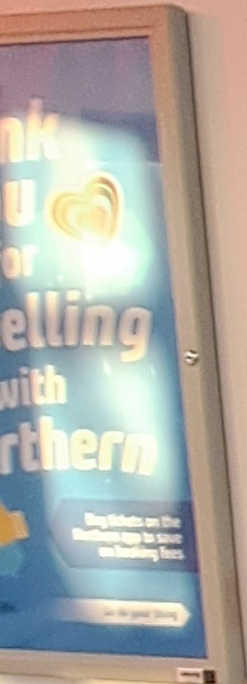
BUSINESS RATES

The premises have been assessed as having a Rateable Value of £980 (April 2023).

TERMS

An effective internal repairing & insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord & Tenant Act 1954 is offered for a term to be

EPC The property has an EPC rating of E (124).



COLD DRINKS
CANS - £1
RED BULL - £1.60
FRUIT SMOOTHIE - 60p
WATER - 30p

ICE CREAM
CORNETTO!
Sour Cherry
Tiramisu £1.50
CALIPPO MINI
ORANGE & LIME £1

BREAKFAST WRAP
Bacon - Sausage
Egg - Hash Brown
CHEESE + Choice of Sauce
£4.50

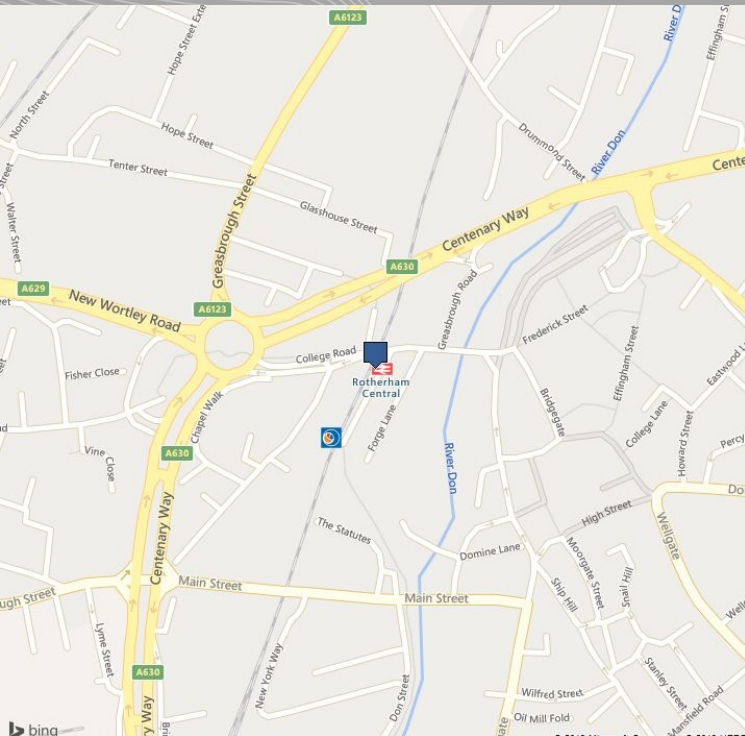
HOT SANDWICH
Bacon - £2.50
Sausage - £2.50
Bacon & Sausage - £3.50
Egg - Hash Brown - £2.50
Egg - Bacon - £2.50
Egg - Hash Brown - £2.50

COLD SANDWICHES
Cheese - £2.95
Ham - £2.95
Corned Beef - £2.95
Tuna Mayo - £2.95
Tuna + Cheese - £2.95
* Add Salad - 50p
* Add Sauce - 50p
* Add Cheese - 50p

COFFEE £1.80
TEA - £1.50
HOT CHOCOLATE £1.80
ICED COFFEE FROM £2.00



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LOCATION

The unit is located within the waiting room and ticket office at Rotherham Central Station. The unit benefits from a prominent position within the station which is located on Central Road, in close proximity to the town center.

The station benefits from annual footfall figures of approximately 393,632 per annum (1,078 a day), excluding Supertram passengers.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

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Regulated by RICS 05-Feb-2025