TO LET

3 EASTWOOD LANE ARCADE
TOWN CENTRE
ROtherHAM S65 1EQ

***VACANT*** Lock up Shop Unit
Offering approximately 38m² / 409ft²
Located in an established shopping Arcade
Currently suitable for A1 Retail / Shop use
(previously occupied by a Hair Salon)
Offers are invited at or above: £4,250.00 + VAT per annum

***FLEXIBLE terms
& INCENTIVES are available***
3 EASTWOOD LANE ARCADE:

Location:
This single storey retail unit is located facing onto Eastwood Lane. The property is located towards the end of the parade in close proximity to Rotherham Markets, Rotherham College of Arts and Technology and the rest of the Town Centre.

Description:
A self-contained ground floor retail unit with sub-divided WC facilities to the rear. The property entails some remaining Salon related fixtures. The property is vacant and available for immediate occupation.

Area:
Net Internal Area - 32 square metres (344 square feet).

Planning:
The property currently benefits from 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. Telephone point (Not tested).

Business Rates:
Rateable Value: £4,100
Rates Payable: £1,968.00 pa for 18/19
Note: Small business rates relief may be available. Interested parties are recommended to contact the Council’s rating department.

Rent: ***INCENTIVES AVAILABLE***
Offers are invited at or above: £4,250.00 + VAT per annum.

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 Council’s 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 at any time.


Viewings:
By Prior arrangement only. Internal viewings are strongly advised.

For further information contact:
Mark Liversidge
Tel: 01709 822158
Email: mark.liversidge@rotherham.gov.uk

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 it’s 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
Environment & Development Services
Audit and Asset Management

OFFER FORM

3 EASTWOOD LANE ARCADE, ROTHERHAM S65 1EQ

Name : ________________________________
Address : ________________________________

Postcode : ________________________________
Telephone : ________________________________

Details of your proposed use of the property:

Please complete the business proposal overleaf in support of your application.

I confirm my interest in the above unit at a rental of £…………………per year (offers at or above £ insert figure) and would be prepared to consider a lease on an internal repairing and insuring basis for a term of ………………. years.

Declaration: To the best of my knowledge, I am not related to any elected Member or Senior Officer of the Council.

Signed ……………………………… Date ………………………………

FOR OFFICE USE ONLY
Opened by
Date
Witnessed by
<table>
<thead>
<tr>
<th>Business Name (if chosen):</th>
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| **Outline business proposal**  
(summary of the goods it is  
proposed will be sold or the  
service that will be provided):  
Explain this on the basis that  
the reader knows nothing about  
your plans and needs to be  
convinced that it is a good idea. |

| Have you been in business  
before.  
If so how many years |
|------------------------|

| Do you have any previous  
knowledge of experience in  
your proposed business  
(please summarise)  
If so how many years. |
<table>
<thead>
<tr>
<th>What is your current employment status</th>
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<tbody>
<tr>
<td>What £ funding do you estimate will be required to:</td>
<td></td>
</tr>
<tr>
<td>a. fit-out the premises (please summarise)</td>
<td></td>
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<tr>
<td>b. How do you propose to finance the fit-out/start up of the business.</td>
<td></td>
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<tr>
<td>c. Do you currently have any funding available If so how much?</td>
<td></td>
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<tr>
<td>Your business plan: (See the following questions)</td>
<td></td>
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<tr>
<td>Please give details of your market research – in terms of: The need for your product or service?</td>
<td></td>
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<tr>
<td>Who do you see as your potential customers/clients?</td>
<td></td>
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<tr>
<td>The footfall of potential customers/clients at the location? (how many customers do you anticipate)</td>
<td></td>
</tr>
<tr>
<td>Question</td>
<td>Response</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>How will other customers/clients be attracted? What advertising (if any) do you plan?</td>
<td></td>
</tr>
<tr>
<td>Based on your research, How will you set your prices?</td>
<td></td>
</tr>
<tr>
<td>Taking all your costs into account, by what month after start-up will you expect to reach ‘break-even’?</td>
<td></td>
</tr>
<tr>
<td>What level of skill and/or training will you and/or your staff require in order to operate as proposed:</td>
<td></td>
</tr>
<tr>
<td>a. current level?</td>
<td></td>
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<tr>
<td>b. additional?</td>
<td></td>
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<tr>
<td>Is it possible to put this training in place for the opening?</td>
<td></td>
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<tr>
<td>How many staff do you propose to employ? (Note full time and part time separately)</td>
<td></td>
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<tr>
<td>Are there any important rules and regulations that the business will need to operate under?</td>
<td></td>
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<tr>
<td>If so what are they?</td>
<td></td>
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<tr>
<td>Will you be able to comply with these rules and regulations and if so how?</td>
<td></td>
</tr>
<tr>
<td>Any other relevant information about you (previous employment or trading history):</td>
<td></td>
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<td>---------------------------------------------------------------------------</td>
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<th>Any other relevant information about the project?</th>
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RD/005/F09
Equalities Monitoring

To help us make sure that the services we provide are fair to everyone in Rotherham we would like to ask you some additional questions. By answering these questions you will help the Council to identify gaps in its service provision, target resources more effectively, and establish who our customers are. Any answer you give is strictly confidential. Thank you for your assistance.

Q1 Are you?  
- Male ............................................................ ☐  - Female ............................................................ ☐

Q2 Do you consider yourself to be disabled?  
- Yes ............................................................ ☐  - No ............................................................ ☐

Q3 If you answered yes to the above question, and if you wish, please tick as many boxes below that you consider applies to you:  
- Physical or mobility impairment ............................................................ ☐
- Sensory impairment (hearing, vision or speech) .................................................... ☐
- Mental health service user ............................................................ ☐
- Learning disabled person ............................................................ ☐
- Non-visible condition such as epilepsy or diabetes .................................................... ☐

Q4 What is your age?  
- Under 25 ............................................................ ☐  - 35 to 44 ............................................................ ☐  - 55 to 64 ............................................................ ☐
- 25 to 34 ............................................................ ☐  - 45 to 54 ............................................................ ☐  - 65 or older ............................................................ ☐

Q5 How would you describe your ethnic origin (please tick only one box)  
- White British ............................................................ ☐  - White Irish ............................................................ ☐  - Other White Background ............................................................ ☐
- Black or Black British ............................................................ ☐  - Black or British Black ............................................................ ☐  - Other Black Background ............................................................ ☐
- Caribbean ............................................................ ☐  - African ............................................................ ☐  - Other Ethnic Background ............................................................ ☐
- Chinese ............................................................ ☐  - Yemeni ............................................................ ☐  - Other Asian Background ............................................................ ☐
- Asian or Asian British ............................................................ ☐  - Asian or Asian British ............................................................ ☐  - Dual Heritage Black ............................................................ ☐
- Indian ............................................................ ☐  - Pakistani ............................................................ ☐  - Caribean & White ............................................................ ☐
- Asian or Asian British ............................................................ ☐  - Other Asian Background ............................................................ ☐  - Other dual heritage ............................................................ ☐
- Kashmiri ............................................................ ☐  - Dual Heritage Asian & White ............................................................ ☐
- Dual Heritage Black African & White ............................................................ ☐
- Gypsy/Roma ............................................................ ☐  - Irish Traveller ............................................................ ☐  - Other Gypsy or Traveller background ............................................................ ☐

Decline to answer ............................................................ ☐  Please tell us what Other White Background ............................................................ ☐
Please tell us what Other Black Background ............................................................ ☐
Please tell us what Other Ethnic Background ............................................................ ☐
Please tell us what Other Asian Background ............................................................ ☐
Please tell us what Other Mixed Race Background ............................................................ ☐

Q6 Please indicate if you are from one of the following EU accession Countries?  
- Bulgaria ............................................................ ☐  - Lithuania ............................................................ ☐
- Czech Republic ............................................................ ☐  - Poland ............................................................ ☐
- Estonia ............................................................ ☐  - Romania ............................................................ ☐
- Hungary ............................................................ ☐  - Slovakia ............................................................ ☐
- Latvia ............................................................ ☐  - Slovenia ............................................................ ☐

Thank you for completing this form. The information provided will help us to improve our services to you and others in Rotherham.
Offer Enclosed: DO NOT OPEN

Submit to:
Estates Manager
Estates Team
Riverside House
1st Floor Wing C
Rotherham
S60 1AE

File Ref ML / 429.C.026

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<thead>
<tr>
<th>Date Received</th>
<th>Time Received</th>
<th>Received by</th>
</tr>
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Cut around the dotted line and stick this label to your envelope

The envelope shall not bear any name or mark indicating the sender, as your offer may be invalidated and not considered.