



Fitzwilliam Wentworth Estate

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

Estate Office • Wentworth • Rotherham
South Yorkshire • S62 7TD
Telephone 01226 742041 • Fax 01226 350292
Email office@wentworthestate.co.uk
www.wentworthestate.co.uk

Buildings at 70 Main Street Wentworth S62 7TN

TO LET
Guide Rent £7,500 pa

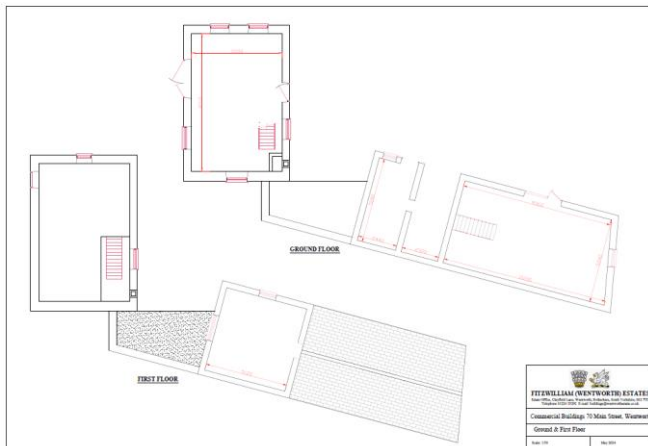
*A small industrial unit in the Village of
Wentworth*

Location

The buildings at 70 Main Street is located on Barrowfield Lane on the Eastern approach to Wentworth Village.

The premises comprise

Two large open areas with an office area as shown on the sketch plan below (not drawn to scale) extending in total to approximately 180 sqm or 1937sqft.



Outside

Access is shared.

Services

Mains electricity.



Term

The property will be available for an initial term of up to three years on a standard commercial tenancy with security of tenure provisions excluded.

Use

The premises have most recently been used as family-owned spinning shop.

Rental

Offers of rental are invited in the region of £625 per calendar month payable monthly in advance by bank standing order.

The Tenant will be fully responsible for all other outgoings on the property.

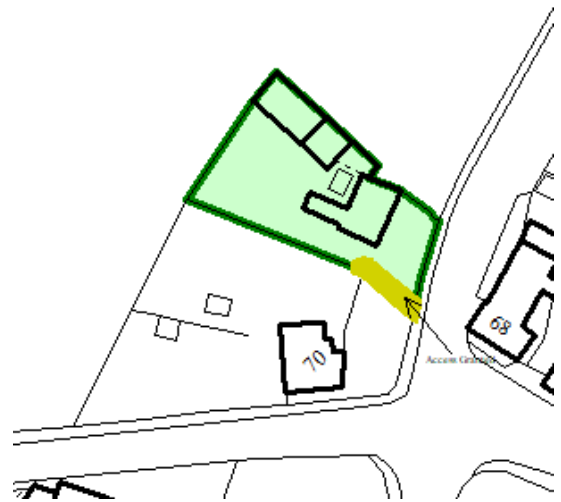
To view

Contact the Estate Office on 01226 742041 or email trainee@wentworthestate.co.uk providing your contact details.

Particulars prepared: April 2024 Ref: AT 702

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Location Plan

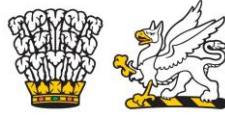


Property Photographs



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FITZWILLIAM WENTWORTH ESTATE
ESTATE OFFICE, WENTWORTH, ROTHERHAM S62 7TD
E:office@wentwortheestate.co.uk T: 01226 742041

APPLICATION FOR THE TENANCY OF A BUSINESS UNIT/SHOP

Full Names: (1) _____ Age ____ Occupation _____ No. of Years ____

(2) _____ Age ____ Occupation _____ No. of Years ____

Present Address _____ Post Code _____

Tel _____ MOB _____

Name and address of Current Employer / Details of Current Business

1. _____ Position Held _____

2. _____ Position Held _____

*Have you had a tenancy agreement in the last 3 years;
and if "Yes" have you been behind with any rent in the last 3 years?*

Yes/No

Yes/No

Details of **ALL** mortgages/tenancy agreements you have had in the last 3 years relating to occupancy of commercial premises:

Name and address of present Landlord (if applicable) _____

Name and address of Accountant _____

Name and address of bank _____

Type of shop/commercial property required _____ Location _____

Type of business proposed _____ Size of premises required _____

Length of Tenancy required _____ Anticipated date of entry _____

Character Reference(s) including name, address & contact telephone number:

1. _____

2. _____

I/We understand Fitzwilliam Wentworth Estate may ask for references from any/all employers, landlords or lenders named in this application.

On the reverse side of this form please provide a brief personal CV and details of your business proposal.

Signed..... Date.....

Signed..... Date.....