

TO LET / FOR SALE



COMMERCIAL  
PROPERTY  
ROTHERHAM



Prime Retail Premises.

74 Effingham Street, Rotherham, S65 1AL.

## Location

The subject property occupies a prime pedestrian retail position on Effingham Street in Rotherham town centre. There are numerous local retailers represented on Effingham Street, as well as Santander. The main entrance to the bus interchange is just a short walking distance away, as is Rotherham train station. Rotherham College is also located close by.

## Description

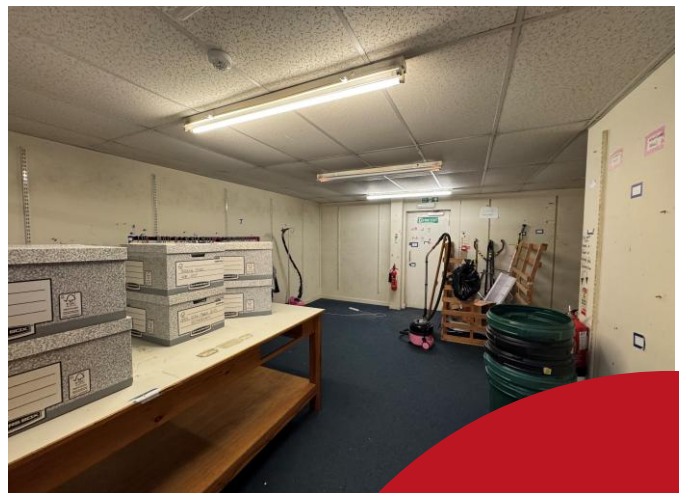
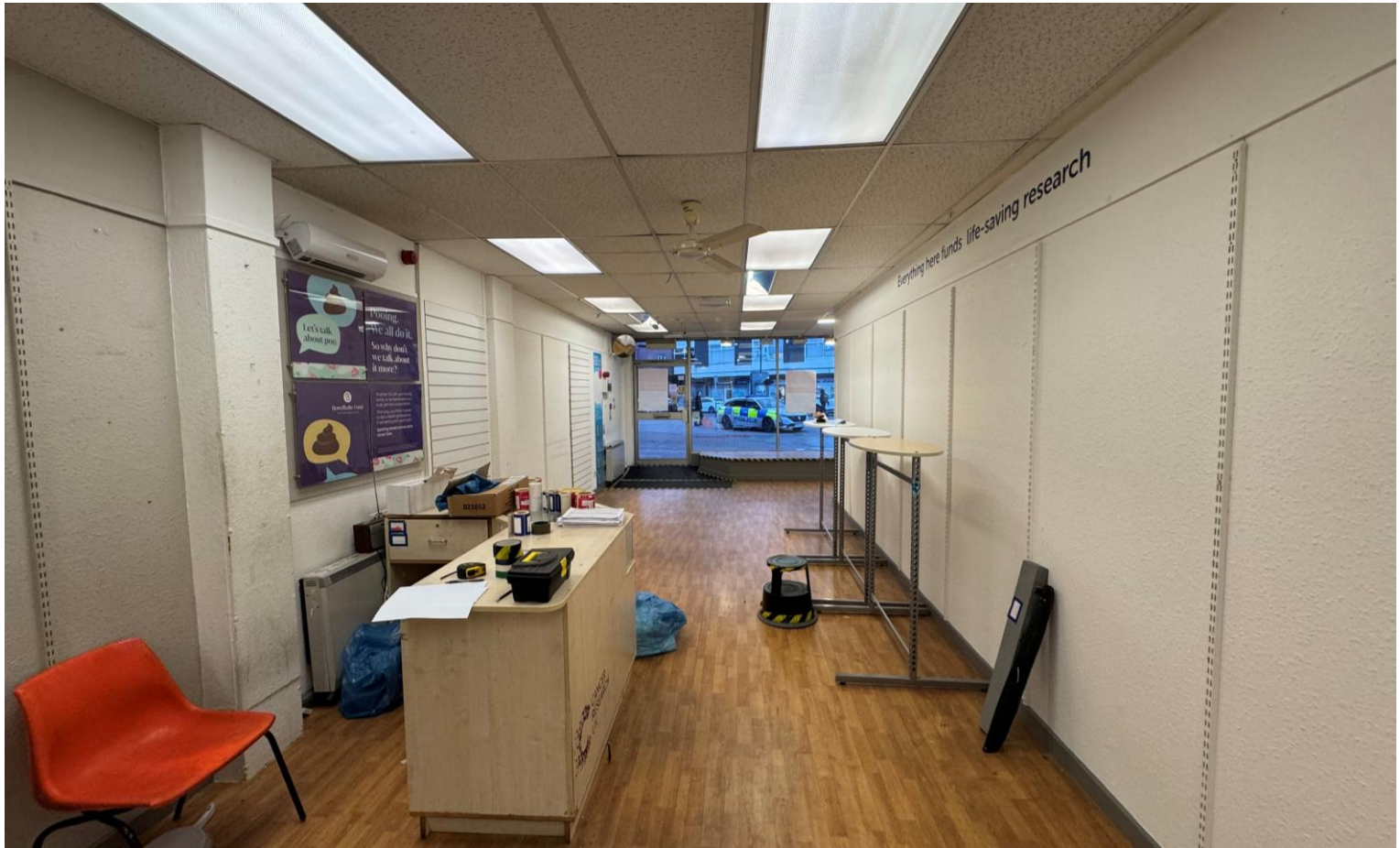
Seventy-Four Effingham Street comprise of an inner-terraced retail sales building, and being configured over three floors. The ground floor provides a good sized public sales area, together with a rear access door to a delivery yard. At first floor level there is a store / office together with a toilet facility, and a further store / office at second floor level. The property is suitable for a variety of retail trades.

## Accommodation

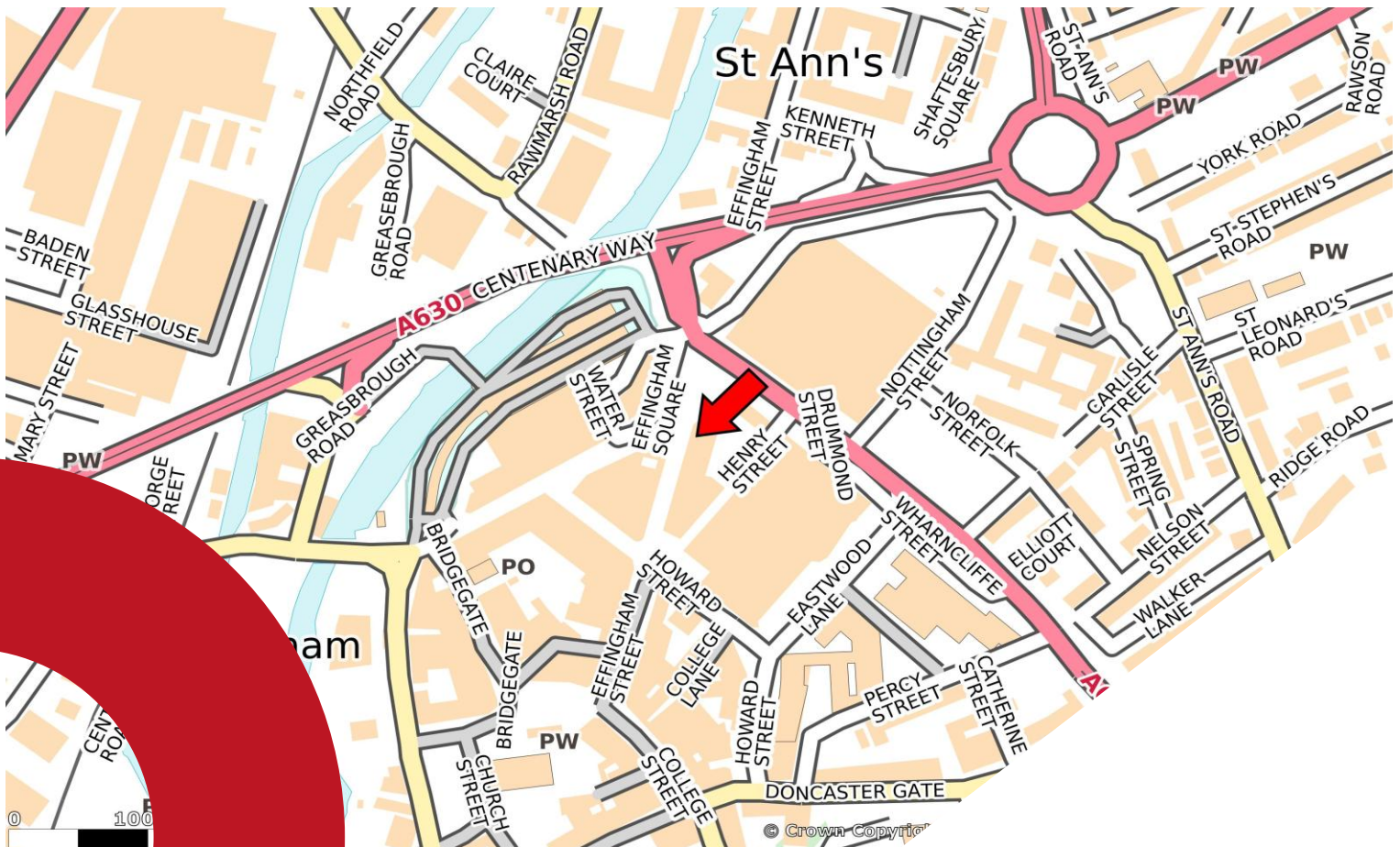
Approximate net internal floor areas:

|                     | ft <sup>2</sup> | m <sup>2</sup> |
|---------------------|-----------------|----------------|
| <b>Ground Floor</b> |                 |                |
| Net frontage: 16'10 |                 |                |
| Shop depth: 51'11   |                 |                |
| Rear width: 16'11   | 661             | 61.41          |
| <b>First Floor</b>  |                 |                |
| Office / store      | 232             | 21.55          |
| Toilet facility     |                 |                |
| <b>Second Floor</b> |                 |                |
| Office / store      | 447             | 41.53          |
| <b>Total</b>        | <b>1,340</b>    | <b>124.49</b>  |









## — Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £10,250, listed as “Shop & Premises”. Please note that this figure does not constitute the business rates payable.

## — Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

## — Services

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering into any legal or financial commitment.

## — Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 103 (Band E). A copy of the EPC is available online or on request.

## — Terms

The property is available by way of a new Lease at a rental of £17,000 + VAT per annum.



For further information please contact:

Neil Keally

01709 721706

[commercialpropertyrotherham.com](http://commercialpropertyrotherham.com)



Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

Prices quoted are exclusive of VAT but may be subject to VAT.

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

Director: N.A.Keally BSc (Hons) MRICS

Registered Office Address: Suite 7, Riverside Business Exchange, 1 Phoenix Riverside, Sheffield Road, Rotherham, S60 1FL.

Registered in England: Company Registration Number: 06713512. VAT Number: 941 0499 27.



**RICS**

the mark of  
property  
professionalism  
worldwide