

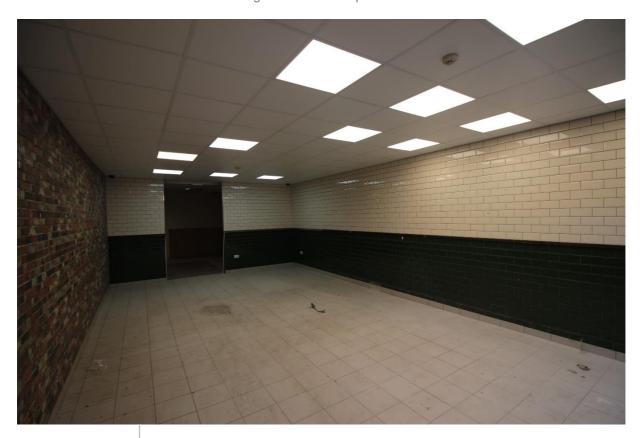
Prime ground floor retail unit.

Ground Floor, 68 Effingham Street, Rotherham, S65 1AL.



Location

The subject property is located in the heart of Rotherham Town Centre, and enjoys a prominent frontage to Effingham Street. Rotherham bus interchange is a short walking distance away, with the train station also close by. Effingham Street is one of the prime pedestrianised retail locations within the town centre with several national and regional retailers represented.



Description

The property comprises a ground floor retail sales unit which benefits from an open-plan sales area, together with a separate rear store, kitchen, and toilet facility. The unit benefits from a floor to ceiling glazed frontage overlooking Effingham Street which is protected by security shutters. The unit would be suitable for a variety of alternative retail trades.

Accommodation

Approximate net internal floor area:

	ft ²	m ²	
Net frontage	16'1		
Sales depth	29'11		
Sales area	481	44.69	
Store	238	22.11	
Kitchen	162	15.05	
Toilet facility			
Total	881	81.85	





Rating Assessment

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £13,500 and is listed as "Shop & Premises." Please note 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.

Planning

The property is suitable for uses falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

Terms

The unit is available by way of a new Tenancy for a flexible term, at a rental of £1,000 + VAT per month.

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 in to any legal or financial commitment.

Energy Performance

Certificate

The property has an Energy Performance Certificate (EPC) Rating of 43 (Band B). A copy of the EPC is available online or on request.



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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 us 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.

