



Ground floor retail unit available to let.

Unit 1, Effingham Square, Rotherham, S65 1AP.



📍 Location

The subject property occupies a prime town-centre location within a well-established retail parade overlooking Effingham Square. There is a multi-storey car park to the rear, with the bus interchange conveniently situated directly to the rear. The train station is also a short walking distance away. A large variety of local and national retailers can be found close by, whilst there are also various specialist retailers within the parade including medical users.



📝 Description

The subject property comprises of ground floor retail sales shop, being suitable for a variety of alternative retail uses, restaurant or the medical profession, which may be subject to planning consent being obtained. The property benefits from a good profile overlooking Effingham Square, being located within an otherwise fully-let and long-established retail parade.

🏠 Accommodation

Approximate net internal floor area:

	ft ²	m ²
Ground Floor	462	42.92



☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the rateable value with effect from the 1st April 2023 will be £6,800, 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.

💧 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 125 (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 £750 pcm.

📄 Service Charge

The property is subject to a building service charge. Further details are available on application.



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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

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