

Long-established retail sales building benefiting from extensive storage and large secure rear yard.

WORKTOPS OVER 30 DESIGNS

WINDOWS WALLCLADD

105-109 Effingham Street, Rotherham, S65 1BL.

**IBER** 

# FOR SALE

TIMBER MOULDINGS LL TILE ADVESTIVES TILE CUTTERS BRASSWARE LOCKS HANDLES

TIMBER

PLASTIC GLAZING

BFR

#### Location

The subject property is located on Effingham Street, to the north of Centenary Way between its junctions with Kenneth Street and Grafton Way. The property lies in close proximity to the bus station together with Tesco, J T Pickford, NHS and St. Anne's Leisure Centre.



#### Description

The property comprises a detached, three-storey building constructed in brick, under a pitched roof of concrete tiles. The property benefits from a secured yard and extensive storage within the yard area itself. The property is presently utilised for retail purposes, but does offer the opportunity for a range of uses to be implemented subject to planning consent being obtained.

#### Accommodation

Approximate net internal floor areas:

	ft <sup>2</sup>	m²	
Lower Ground Floor	3,832	356.01	
Ground Floor	1,154	107.21	
First Floor	1,125	104.91	
Total	6,111	567.72	

















#### Rating Assessment

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £9,500 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.

#### Tenure

Freehold.

### Planning

The property has been used as a hardware store with rear workshop / stores. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

#### 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.

#### Price

o/a £195,000

# Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 91 (Band D). A copy of the EPC is available online or on request.



01709 721706 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 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.

Director: N.A.Keally BSc (Hons) MRICS Commercial Property Rotherham is a trading name of Burgess Commercial Ltd. Registered Office Address: The Old Grammar School, 13 Moorgate Road, Rotherham, S60 2EN. Registered in England: Company Registration Number: 06713512. VAT Number: 941 0499 27.



the mark of property professionalism worldwide