

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.



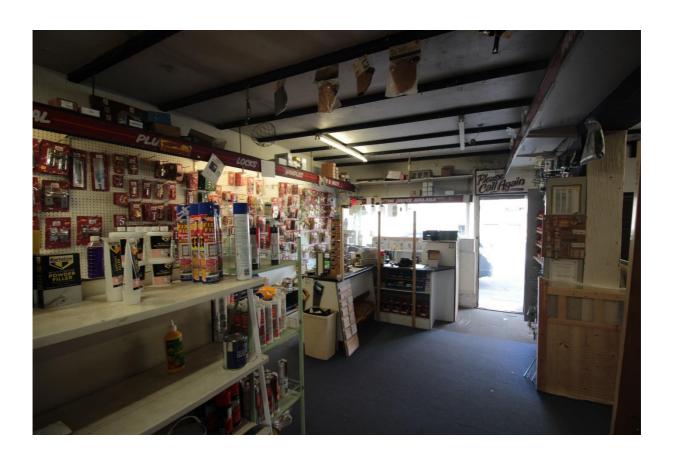
Description

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.

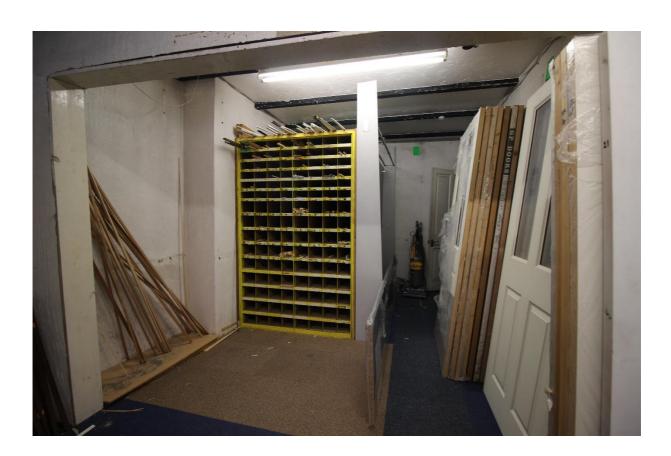
Accommodation

Approximate net internal floor areas:

	ft ²	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

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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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