

# ROTHERHAM

## 23-25 EFFINGHAM STREET

### PRIME FITTED SHOP TO LET

#### LOCATION

Rotherham is a major commercial centre in South Yorkshire with an estimated district population of 255,000 persons and a catchment population within 20 mins drive time of approximately 815,000.

The subject property occupies a prime location on pedestrianised Effingham Street in the heart of Rotherham town centre.

Situated close to the **Indoor and Outdoor Markets**, national retailers in the immediate vicinity to the shop include **Argos, Boots, H Samuel, Rotherham Hospice, Superdrug** and **Shoezone**.

#### ACCOMMODATION

The property is a fitted, regular shaped shop with the benefit of rear servicing and provides the following approximate dimensions and net floor areas:

Gross Frontage	24'10"	7.57 m
Ground Floor Sales	1,457 sq ft	135.36 sq m
Ground Floor Ancillary	340 sq ft	31.59 sq m

#### LEASE

The property is offered by way of a new FRI lease for a term to be agreed.

#### RENT

£ 25,000 per annum exclusive

#### SUBJECT TO CONTRACT & VACANT POSSESSION



#### LEGAL COSTS

Each party to pay their own costs.

#### ENERGY PERFORMANCE CERTIFICATE

The properties have an EPC rating of band C (61). A full copy of the EPC Certificate is available upon request.

#### RATES

The premises are currently separately assessed as follows:-

Rateable Value (Ground)	£ 31,250.00
UBR (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£ 15,593.75
Estimated Payable With Retail Relief	£ NIL

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquires to Rotherham Metropolitan Council Business Rates Department (tel: 01709 382121). Rates Payable may be subject to transitional relief.

#### VAT

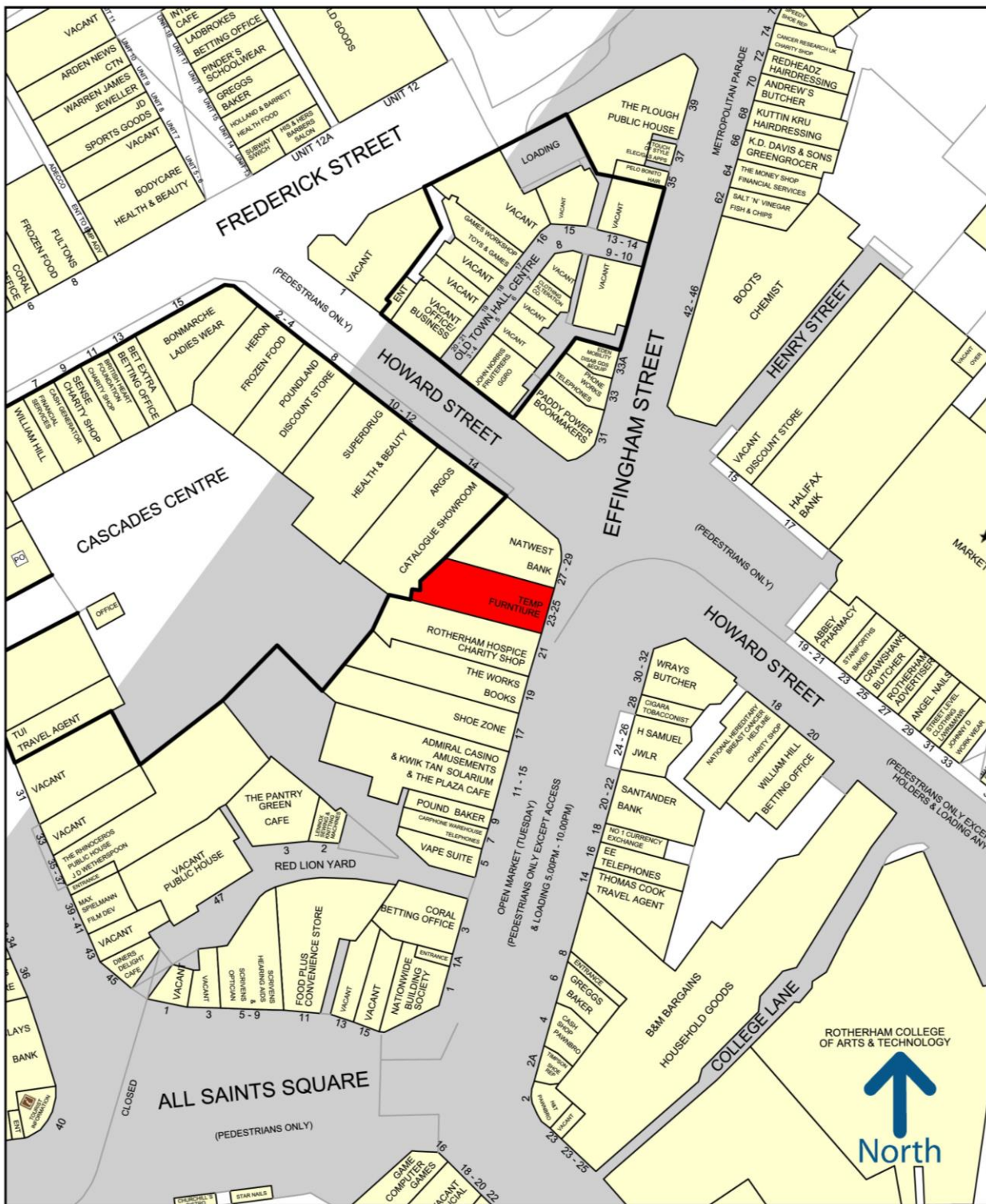
Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

#### VIEWING & FURTHER INFORMATION

For further details and viewing arrangements contact:

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50 metres

Experian Goad Plan Created: 03/05/2019  
Created By: Brassington Rowan



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