

TO LET (MAY SELL)

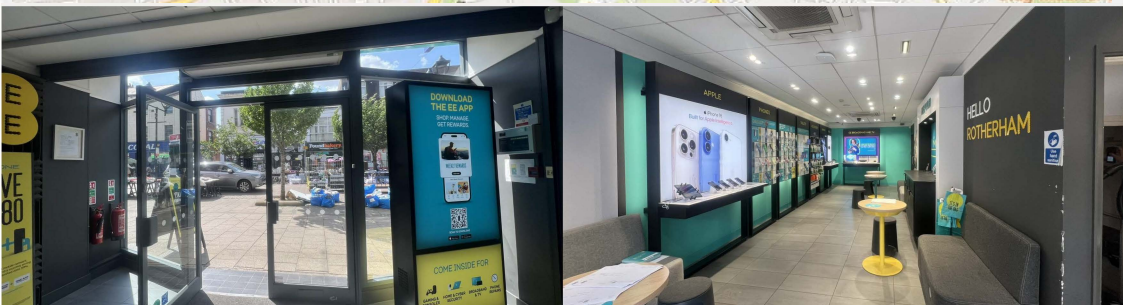
- ✓ High Footfall Location
- ✓ Prime Town Centre Location
- ✓ Prominent Street Frontage
- ✓ Accommodation over Ground and First Floor
- ✓ Suitable for a range of Retail Uses.



16 Effingham Street, Rotherham S65 1AJ

Prime High-Street Retail Opportunity

1,814 Sq Ft
(169 Sq M)



DESCRIPTION

The property comprises a terraced high street retail unit arranged over three floors. The ground floor offers a sales area measuring approx 4.8m wide by 12.5m deep, along with back office and a glazed frontage secured by an internal roller shutter. The first floor provides ancillary office/storage space, including a staff room and two staff WC. The second floor is an attic space suitable for storage. Rear access is available for loading. Floor areas are calculated on a Net Internal Area (NIA) basis.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor Sales Area	851	79
First Floor Ancilliary	963	89
Second Floor	200	19
Total	1,814	169

EPC

D-86

LOCATION

The property is prominently located on the pedestrianised section of Effingham Street in Rotherham Town Centre, one of the main shopping streets in the town with a population of 270,000. The property is a short walk from Rotherham Central Station and close to major bus routes. It is surrounded by popular retailers, cafes, and amenities.

LOCAL OCCUPIERS

Santander (adjacent), B&M, Greggs, Ramsdens, Nationwide, Coral, Card Factory, One Beyond, Paddy Power, amongst many others.

TERMS

A New Full Repairing and Insuring Lease for a Term to be agreed. The Landlord may consider a sale subject to a suitable offer.

RENT

£25,000 per annum exclusive of VAT.

BUSINESS RATES

Rateable Value: £17,000

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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VIEWING & FURTHER INFORMATION

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