

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale (May Let)

30-32 Effingham Street, Rotherham S65 1AJ



- Prominent Town Centre Retail Property
- 3,966 sq ft approx.
- Available due to Relocation
- Corner Position Opposite Indoor Market
- Freehold For Sale (Or New Lease may be Available)

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LOCATION

The property is located on the corner of Effingham Street and Howard Street in the heart of Rotherham Town Centre. Rotherham has a population of approximately 260,000 people.

The property occupies an excellent trading location fronting the pedestrianised part of Effingham Street, opposite the busy Market Hall.

Nearby occupiers include Halifax Bank, Poundworld, Boots, NatWest and Samuels plus many other local and regional traders.

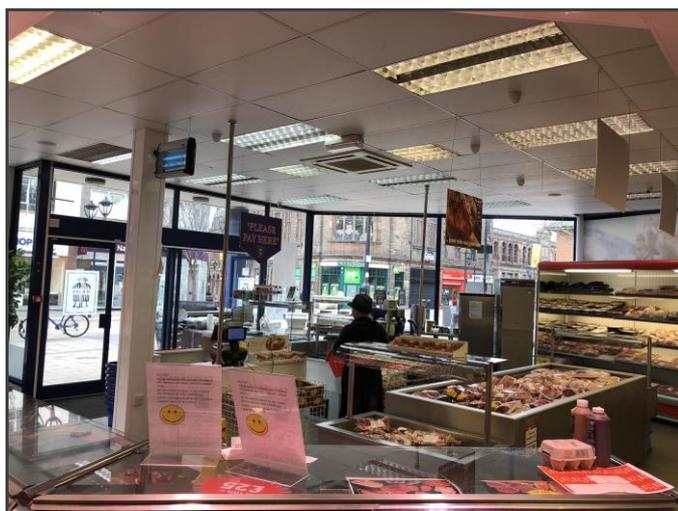
DESCRIPTION

The property comprises a three-storey corner retail shop with first and second floor ancillary accommodation.

Internally, the ground floor provides an open sales area with a return frontage. At first floor are office/storage areas with further offices, stores and WC's on the second floor.

ACCOMMODATION (Approx net internal areas)

Main Frontage to Effingham Street	32 ft	9.66 m
Return Frontage to Howard Street	20 ft	6.2 m
Ground Floor		
Sales	1,393 sq ft	129.4 sq m
First Floor		
Store/Office	1,551 sq ft	144.1 sq m
Second Floor		
Ancillary Space	1,021 sq ft	94.9 sq m
Total	3,965 sq ft	368.4 sq m



MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

PRICE

Offers in the region of **£495,000** are invited. VAT will not be payable.

LEASE

Alternatively, consideration will be given to letting the entire premises, subject to the agreement of suitable terms. Further details on application.

DEVELOPMENT POTENTIAL

Potential exists to convert the upper floors to residential, using the existing separate entrance from Howard Street. Rotherham Council have indicated this would be acceptable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

ENERGY PERFORMANCE CERTIFICATE

The shop has a rating of 118 (Band E). A full EPC will be provided on request.

RATES

The 2017 rating assessment is: -

Shop and Premises R V £37,500

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Martin Crosthwaite at Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com



SUBJECT TO CONTRACT & AVAILABILITY
March 2018