

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

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



FOR  
SALE

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









## ☆ 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

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the in-going occupier; neither the agent, nor their clients, can offer any form of warranty as to their working order, or suitability for any particular purpose.

## 📄 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.



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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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