

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Prominent retail unit.

1 Effingham Square, Rotherham, S65 1AP.

📍 Location

The subject property occupies a prime town-centre location within a well-established retail parade overlooking Effingham Square. There is a multi-storey car park to the rear, with the bus interchange conveniently situated directly to the rear. The train station is also a short walking distance away. A large variety of local and national retailers can be found close by, whilst there are also various specialist retailers within the parade including medical users.



📄 Description

The subject property comprises of ground floor retail sales shop, being suitable for a variety of alternative retail uses, restaurant or the medical profession, which may be subject to planning consent being obtained. The property benefits from a good profile overlooking Effingham Square, being located within an otherwise fully-let and long-established retail parade, and ideally suits a small business / sole trader.

📄 Accommodation

Approximate net internal floor areas:

Demise	ft ²	m ²
Ground Floor	462	42.92
Total	462	42.92







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WE PAY UP TO
£40.00 per gram

WE PAY
YOUR GOLD
UP TO
£40.00 per gram

6
9

— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £6,800, listed as “Shop & Premises”. Please note that 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.

— 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.

— Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 125 (Band E). A copy of the EPC is available online or on request.

— Terms

The property is available by way of a new Lease for a term to be agreed, at an initial rental of £800.00 / month.



For further information please contact:

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commercialpropertyrotherham.com



Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

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

Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for us and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

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Commercial Property Rotherham is a trading name of Burgess Commercial Ltd.

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