

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

17 Effingham Street, Rotherham S65 1AJ



- Prominent Town Centre Retail Property
- 3,857 sq ft
- 19 Effingham St (The Works) also Available
- Planning Granted for Residential Conversion of Upper Floors
- Prime Mid Terraced Property in Pedestrianised Area
- Freehold For Sale

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LOCATION

The property is located in a prime position on Effingham 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

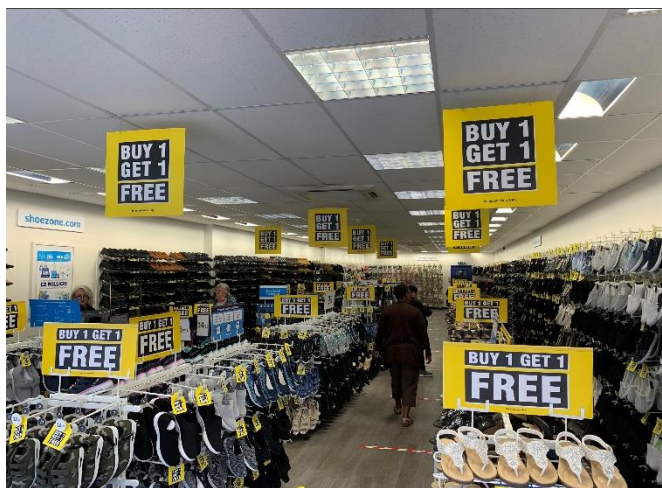
The property comprises a mid terrace retail shop with first and second floor ancillary accommodation. The upper floors are to be retained by the vendor.

Internally, the ground floor provides a large open sales area with storage and loading to the rear.

ACCOMMODATION (Approx net internal areas)

Ground Floor	1,929 sq ft	179.2 sq m
First Floor	1,532 sq ft	142.3 sqm
Second Floor	396 sq ft	36.7 sqm
Total Net Floor Area	3,857 sq ft	358.3 sq m

N.B. All areas subject to verification on site following works



RATES

The 2017 rating assessment is: -

Shop and Premises R V £31,750

100% business rates relief should be available for the 2020-2021 tax year.

The premises will need to be reassessed for business rates upon completion of the refurbishment.

PRICE

Offers in the region of **£250,000**

VAT

VAT will be payable on the purchase price.

TENURE

The property is held freehold and will be offered with full vacant possession. The neighbouring unit, 19 Effingham Street, is also available from the same vendor.

RESIDENTIAL POTENTIAL

Planning has been granted for the conversion of the upper floors to residential. Further details on request.

MONEY LAUNDERING

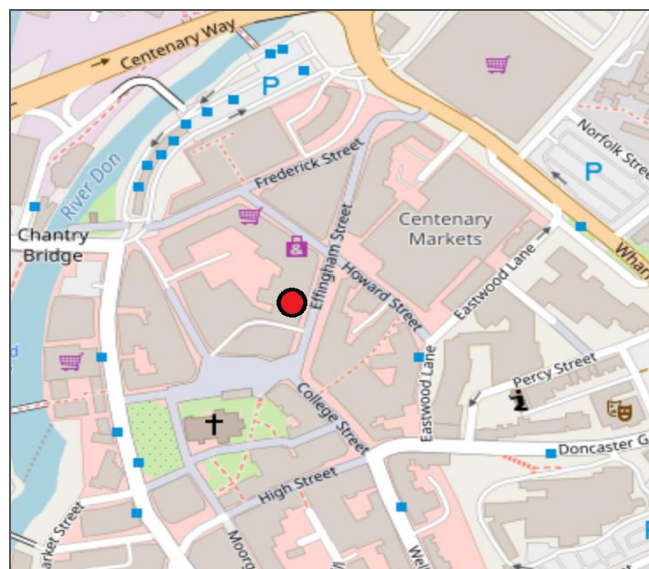
In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

ENERGY PERFORMANCE CERTIFICATE

The shop has a rating of 132 (Band F). A full EPC will be provided on request.

VIEWING ARRANGEMENTS

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



SUBJECT TO CONTRACT & AVAILABILITY
November 2020