

# 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
<b>Ground Floor Sales Area</b>	<b>851</b>	<b>79</b>
<b>First Floor Ancilliary</b>	<b>963</b>	<b>89</b>
<b>Second Floor</b>	<b>200</b>	<b>19</b>
<b>Total</b>	<b>1,814</b>	<b>169</b>

## EPC

D-89

## 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.

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

[lsh.co.uk](http://lsh.co.uk)

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