



STURROCK+CRONE
CHARTERED SURVEYORS

High Street Retail Unit with A2 usage
101 m² (1,068 sq ft)



33 Effingham Street
Rotherham, S65 1AL

Rent £25,000 Per Annum

Tel: 01226 247 000

enquiries@sturrockcrone.com

TO LET

Sturrock & Crone
BBIC
Innovation Way
Barnsley
S75 1JL



LOCATION

The premises are located on a prominent site on Effingham Street, the main pedestrianized shopping street within Rotherham Town Centre.

The premises are surrounded by a number of national operators including, Natwest, Boots, Argos and H Samuel

DESCRIPTION

The premises comprise a prominent ground floor sales area current used as a Building Society (A2 Usage) which is also suitable for a variety of retail users (subject to planning)

Additionally, the premises benefit from a first floor which can be used as offices / training rooms / storage.



ACCOMMODATION

		M2	SQ FT
1	Ground Retail Zone A	32.70	352
2	Ground Retail Zone B	20.30	218
3	Ground Retail Zone B Masked	1.80	19
4	First Office	44.50	479
Total area:		101.70	1068

SERVICES

Mains water electricity and drainage are either connected or available

IMPORTANT

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

RATING

Local Authority: Rotherham Metropolitan Borough Council

Billing Authority ref: 1302592033010BN
Period: 2014/2015

Rateable Value: £21,750

RENT

£25,000 per annum exclusive

TERMS

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

Flexible terms and incentives are available

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

EPC is in the process of being produced

TOWN PLANNING

We understand that the property has an established use for A2 Financial other uses would be considered, subject to planning approval.

VIEWING AND FURTHER INFORMATION

David Sturrock MRICS
Sturrock & Crone - Chartered Surveyors
Tel: 01226 247 000
E-mail: enquiries@sturrockcrone.com

