

## Ground floor retail unit available to let.

9 Effingham Square, Rotherham, S65 1AP.



TO  
LET

## 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. The property also benefits from a gas-fired central heating system.

## Accommodation – approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	498	46.27
<b>Total</b>	<b>498</b>	<b>46.27</b>

## ☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £13,000 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.

## 📄 Planning

The property is suitable for uses falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

## ⚠️ Terms

The unit is available by way of a new Lease for a term to be agreed, at a rental of £12,000 p.a.

## 💧 Services

Mains gas, electricity is 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 into any legal or financial commitment.

## 📄 Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 106 (Band E). A copy of the EPC is available online or on request.

## 📄 Service Charge

TBC



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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

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