

ROTHERHAM

19 EFFINGHAM STREET

PRIME SHOP UNIT TO LET

LOCATION

The premises occupy a 100% prime location in Effingham Street where nearby retailers include **Shoe Zone, H Samuel, Natwest Bank, Argos, Superdrug** and **Greggs**.

ACCOMMODATION

The premises are arranged over ground and first floor levels and provide the following approximate dimensions and net internal floor areas:

Internal Width	21' 6"	6.55 m
Ground Floor Sales	1,955 sq ft	181.6 sq m
First Floor Storage	1,559 sq ft	144.8 sq m

Our clients would consider combining the unit with the next door premises to provide a retail unit with a ground floor sales area of approximately 4,500 sq ft with first floor ancillary. Please call for further details.

TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed subject to 5 yearly upward only rent reviews.

RENT

Offers are invited in the region of £65,000 per annum exclusive.



TERMS

An incentive package is available to an ingoing tenant commensurate with length of lease agreed and tenant covenant status.

RATES

We have made verbal enquiries with the local rating authority and have been informed that the unit is subject to the following rating assessment:

Rateable Value	£60,000
UBR 2010/2011	41.3 p
Rates Payable	£24,780

Prospective tenants are advised to make their own enquiries with the local rating authority to verify these figures.

VIEWING

Viewing is strictly via prior appointment with Central Retail on 0113 244 8668.

Contact:- David Rawstron – david@central-retail.co.uk
James Crosbie – james@central-retail.co.uk

SUBJECT TO CONTRACT

