

# To Let

## Retail Property

# Town Centre Retail Premises

10 Effingham Square, Rotherham, S65 1AP



- 1,306 Sq Ft (121.32 Sq M)
- Prominent Location in Rotherham Town Centre
- Ground Floor Sales With First Floor Office / Ancillary

# 10 Effingham Square, Rotherham, S65 1AP

## Location



The premises are located on Effingham Square, near to the heart of Rotherham Town Centre.

Surrounding occupiers include a mixture of local and national occupiers.

The new Tesco Supermarket has had a hugely positive impact on the amount of footfall in the area since its recent opening.

## Description

The ground floor comprises an open plan sales area in a prominent trading location.

The first floor offers ancillary space with WC's.

Floor	Sq Ft	Sq M
Ground Floor - Sales	691	64.17
First Floor / Ancillary Offices	615	57.15
Total	1,306	121.32

## VAT

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

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

The premises has a rateable value of:

£13,750

All interested parties are advised to make their own enquiries to the local billing authority.

## Terms

The premises are available by way of a new FRI lease with terms by arrangement.

## Rent

We are quoting a rental of £15,750 per annum exclusive.

## EPC

Certificate available on request.

## Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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