

TO LET

Second Floor Business Premises

2 to 8 Effingham Street,
Rotherham, South
Yorkshire, S65 1AJ

2,816 SQ.FT.



Description

The property provides second floor business premises, currently fitted as part open plan and part sectional office accommodation, with meeting room, kitchenette and W/C facilities.

With the property's flexible layout, it lends itself to many business uses. The property does not have the benefit of designated car parking, however, parking is located on Corporation Street and Percy Street, both been a short walk to Effingham Street.

Location

Effingham Street is located within the centre of Rotherham town centre. The property is within close proximity to Rotherham Central train station.

Accommodation

The second floor business premises benefits from an intercom entrance system.

The total First Floor Area is as follows:

NIA 2,816 sq.ft. (261.61 sq.m.).

Services

The property benefits from electric, water, and mains drainage.



Business Rates

With effect from 1 April 2023, we understand the property is assessed for rating purposes as follows:

Rateable Value: £11,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Rotherham Council).

Rent

£14,080 per annum + VAT for the whole.

VAT Status

VAT is applicable.

Planning

We recommend interested parties discuss any planning related queries with Rotherham Council.

Legal Costs

Each party is to bear their own legal costs in the transaction.

Energy Performance Certificate

To be confirmed.

Viewings

Strictly via appointment with Suffolks.

Tel : 01226 593 422

Email: info@suffolkssurveyors.com

Money Laundering

In accordance with Anti-Money Laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Misrepresentations Act 1967

- (1) These particulars do not constitute any part of an offer or contract;
- (2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact;
- (3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars;
- (4) The vendor(s) or lessor(s) do not make or give and neither Suffolks Surveyors Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property;
- (5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, less, or lessee) have been tested and are not warranted to be in working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Suffolks Surveyors Limited to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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