

**Lot 36, 19 Effingham Street, Rotherham,
South Yorkshire S65 1AJ**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Property Information

Freehold Retail Investment

- Let to United Carpets Limited
- Ground Floor Retail unit with First floor ancillary accommodation
- Residential Conversion Potential of first floor (Subject to Consents)
- Prime pedestrianised town centre location
- Neighbouring Occupiers include Natwest, Santander and Shoezone

Lot

36

Auction

3rd November 2022

Rent

£15,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

8 Miles North-East of Sheffield, 27 Miles South of Leeds

Roads

A692, A630, M1 (Junction 34)

Rail

Rotherham Central Railway Station

Air

Robin Hood Airport Doncaster Sheffield Airport, Leeds Bradford International Airport

Situation

The property is situated in the heart of Rotherham town centre on the west side of the Pedestrianised Effingham Street close to its junction with Howard Street. Neighbouring occupiers include Shoezone, Nat west, H Samuel, Santander, and an eclectic mix of local retailers.

Tenure

Freehold.

Description

The property is a Mid terrace retail building with retail accommodation on the Ground floor and ancillary accommodation on the First floor. The property also benefits from loading via a rear service yard accessed from Bridgegate.

Conditional planning consent was granted in August 2019 by Rotherham Metropolitan Borough Council under planning reference RB2019/0875 for the Retention of ground floor and part first floor for retail use (use class A1), extension to flat roof and formation of 10 no. studio apartments (use class C3) on existing first and second floors and within the new roof extension at 17 & 19 Effingham Street. See Legal Pack.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Retail Ancillary	185.70 145.40	(1,998) (1,565)	UNITED CARPETS (PROPERTY) LIMITED (08053813) (1)	2 Years from 8/03/2021 (2)	£15,000
Total Approximate Floor Area		331.10	(3,563) (3)			£15,000

(1) United Carpet (Property) Limited (CRN 08053813) was incorporated on 2nd May 2012 and for the year ending 30th September 2021 reported net current assets of £768,000 and Net assets of £224,000 (Source: annual report for year ending 30th September 2021. Companies house.

(2) The lease provides for a tenant rolling option to determine the lease subject to 3 months notice in writing.

(3) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

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September 2020