31 Effingham Street
Rotherham, South Yorkshire S65 1AL

Freehold Town Centre Retail Investment

- Entirely let to Greggs plc on assignment from Halifax Limited
- Prominent corner position on pedestrianised town centre thoroughfare
- Located opposite Cascades Shopping Centre
- Nearby occupiers include Boots, Halifax, Superdrug, Argos, H Samuel and NatWest
- Six Week Completion Period Available

Location
Miles: 8 miles north-east of Sheffield
32 miles south of Leeds
Roads: A629, A630, M1 (Junction 34)
Rail: Rotherham Central Rail Station
Air: Robin Hood Airport, Doncaster Sheffield, Leeds Bradford International Airport

Situation
The property is situated in a prominent corner location on the western side of Effingham Street, one of the town's principal retailing thoroughfares, at its junction with Howard Street.
The property is located adjacent to the Old Town Hall Centre and opposite Cascades Shopping Centre which houses retailers such as Argos, Superdrug, Ladbrokes and William Hill.

Tenancy and accommodation

<table>
<thead>
<tr>
<th>Floor</th>
<th>Use</th>
<th>Floor Areas (Approx)</th>
<th>Tenant</th>
<th>Term</th>
<th>Rent p.a.</th>
<th>Reversion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Retail</td>
<td>175.60 sq m</td>
<td>GREGGS PLC (i)</td>
<td>25 years from 25/12/1990 on</td>
<td>£75,000</td>
<td>25/12/2015</td>
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<tr>
<td></td>
<td>Storage/Staff</td>
<td>167.50 sq m (1,890 sq ft)</td>
<td></td>
<td>a full repairing and insuring lease.</td>
<td></td>
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<tr>
<td>First</td>
<td>Accommodation</td>
<td>(1,803 sq ft)</td>
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</tbody>
</table>

Totals: 343.10 sq m (3,693 sq ft) £75,000

(i) For the year ending 31st December 2011, Greggs plc reported a turnover of £701.088m, pre-tax profits of £60.5m and a total net worth of £198.383m. (Source: www.riskdisk.com 15/01/2013)

Other nearby occupiers include Boots, Halifax, Superdrug, NatWest, H Samuel and Santander.

Description
The property is a Grade II listed building comprising a ground floor retail unit with first floor storage and staff accommodation.

Tenure
Freehold.

VAT
VAT is applicable to this lot.

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For identification purposes only – please see documentation.