

## 31 Effingham Street Rotherham, South Yorkshire S65 1AL

lot 36

### 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

Rent  
**£75,000**  
per annum  
exclusive



### Location

Miles: 8 miles north-east of Sheffield  
33 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, Ladbroke's and William Hill.

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.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	175.60 sq m	(1,890 sq ft)	<b>GREGGS PLC (1)</b>	25 years from 25/12/1990 on a full repairing and insuring lease	£75,000	25/12/2015
First	Storage/Staff Accommodation	167.50 sq m	(1,803 sq ft)				
<b>Totals</b>		<b>343.10 sq m</b>	<b>(3,693 sq ft)</b>			<b>£75,000</b>	

(1) 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)

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### Solicitors:

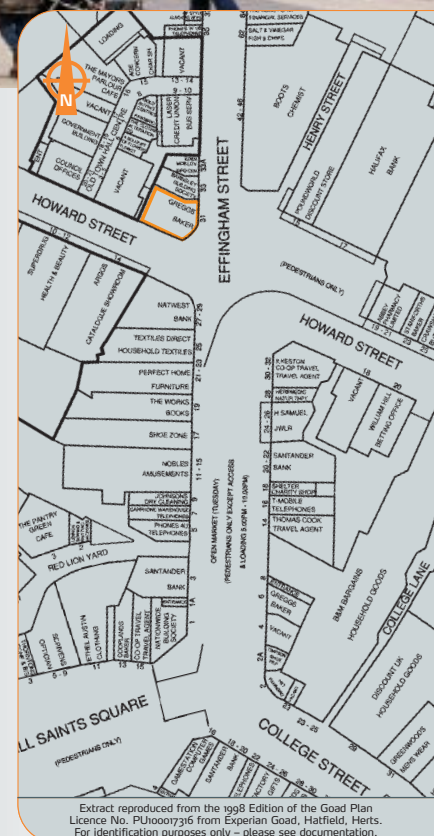
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