

7 Effingham Street Rotherham, South Yorkshire S65 1AJ

lot 44

Freehold Retail Investment

- Entirely let to The Carphone Warehouse on a recently renewed lease
- Prominent position on pedestrianised town centre thoroughfare
- Close to Cascades Shopping Centre and Old Town Hall Centre
- Nearby occupiers include Santander, Phones 4U, H Samuel and Greggs

Rent
£16,750
per annum
exclusive

On Behalf of Administrators



Location

Miles: 8 miles north-east of Sheffield
32 miles south of Leeds
42 miles west of Manchester
Roads: A61, M1, M18
Rail: Rotherham Central Rail Station
Air: Sheffield City Airport (6 miles),
Robin Hood Airport (18 miles)

Situation

The property is situated in a prominent location on the western side of Effingham Street, one of the town's principal retailing thoroughfares. The property is located close to both the Old Town Hall Centre and the Cascades Shopping Centre which houses retailers such as Argos, Superdrug, Ladbroke's and William Hill. Other nearby occupiers include Santander, Phones 4U, H Samuel and Greggs.

Description

The property comprises a ground floor retail unit with ancillary accommodation on basement and first floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	42.70 sq m (460 sq ft)	THE CARPHONE WAREHOUSE LIMITED (1)	5 years from 30/10/2013 on a full repairing and insuring lease (2) (3)	£16,750	29/10/2018
Basement	Ancillary	24.50 sq m (264 sq ft)				
First	Ancillary	26.90 sq m (290 sq ft)				
Totals		94.10 sq m (1,014 sq ft)			£16,750	

(1) For the year ending 30th March 2013, The Carphone Warehouse Limited reported a turnover of £1,671,731,000, pre-tax profits of £98,895,000 and a total net worth of £864,975,000. (Source: www.riskdisk.com 25/04/2014)

(2) The lease provides a tenant option to determine on the fourth anniversary of the term.

(3) The tenant also occupied the property on a previous lease.

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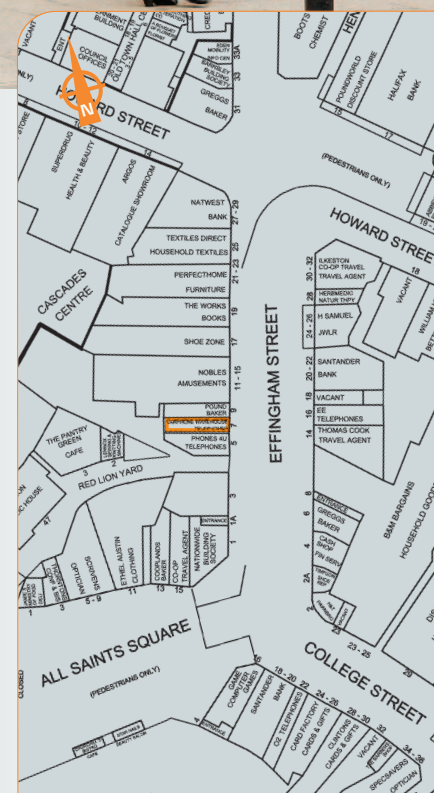
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