



Of interest to developers and investors. A rarely available unbroken parade of 10 individual shops with two storey upper parts forming part of an island shaped site located in the heart of Effingham Square, adjacent to the UK's new largest Tesco Extra store in the heart of Rotherham town centre. **Total current rent £178,000 per annum.**

Tenure

Freehold.

Location

- Rotherham is one of the major commercial centres of South Yorkshire, located a short distance from the M1 (junctions 33 and 34) and M18 (Junction 1) motorways, approximately six miles north-east of Sheffield
- The town also enjoys regular rail services and serves a population of some 255,000
- The property is situated on an island site between Water Street and Effingham Square in the heart of the town centre
- Extensive shopping facilities, as well as bars and restaurants, can be found nearby
- Leisure areas can be found at Clifton Park

 Rotherham Central

Description

- An unbroken parade of 10 individual retail units with two storey upper parts forming part of an island shaped site
- Arranged as retail units on the ground floor, with office/storage on the first floor and second floor office accommodation
- The site may have development potential and the possibility of adding an extra floor subject to the requisite consents

Eight Week Completion Available

Total Current Rent Reserved £178,000 per annum

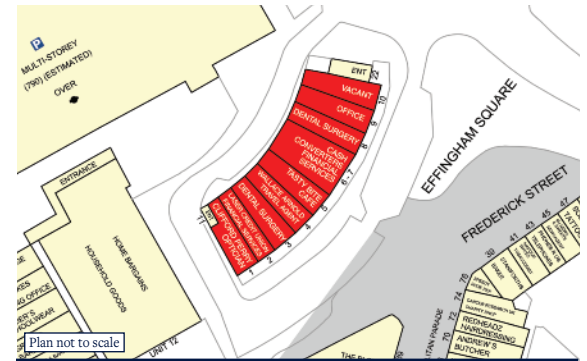
Viewing

Please refer to our website savills.co.uk/auctions

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This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationary Office.

Unit	Tenant	Area (sq m)		Term of Tenancy	Current Rent p.a.	Next Rent Review
1,11	UH Limited Opticians	Ground Floor ITZA First Floor	97.55 sq m 45.99 sq m 53.88 sq m	10 years from 17th November 2012	£20,000	17/11/2017
2,12	Laser Credit Union	Ground Floor ITZA First Floor	73.86 sq m 45.52 sq m 51.56 sq m	5 years from 24th October 2016 2 year break clause	£15,500	
3,13	Mydentist	Ground Floor ITZA First Floor	84.08 sq m 47.85 sq m 41.34 sq m	20 years from 6th May 2008	£18,000	05/06/2018
4,14	Wallace Arnold Travel Limited	Ground Floor ITZA First Floor	71.54 sq m 49.24 sq m 47.85 sq m	10 years from 23rd January 2017 5 year break clause	£20,500	23/01/2022
5,15	Tasty Bite	Ground Floor ITZA First Floor	77.11 sq m 49.70 sq m 52.95 sq m	25 years from 24th June 1996	£20,500	
6,16 & 7,17	CCUK	Ground Floor ITZA First Floor	176.52 sq m 102.19 sq m 105.91 sq m	10 years from 24th March 2014 5 year break clause	£35,500	24/03/2019
8,18	Anshu Sood & Nareshbai Patel	Ground Floor ITZA First Floor	84.36 sq m 52.77 sq m 45.52 sq m	20 years from 24th January 2011	£17,000	15/01/2018
9,19	SYPTA	Ground Floor ITZA First Floor	57.60 sq m 47.85 sq m 52.03 sq m	10 years from 8th June 2017 5 year break clause	£15,000	06/08/2022
10,20	Vacant	Ground Floor ITZA First Floor	65.50 sq m 46.45 sq m 52.49 sq m	-	-	-
21	SYPTA	2nd Floor Offices	347.92 sq m	10 years from 8th June 2017 5 year break clause	£10,000	06/08/2022
22	SYPTA	2nd Floor Offices	233.65 sq m	10 years from 8th June 2017 5 year break clause	£6,000	06/08/2022
		Total (approx)	1,873.22 sq m		£178,000	