

Rotherham

21, 23 and 25 Effingham Street

South Yorkshire

S65 1AJ

- Freehold Shop Investment
- Comprising two well located shops
- Part Let to Temple Retail Ltd with Guarantor until 2021
- Pedestrianised town centre position
- Total Current Rents Reserved

£70,000 pa
plus vacant
possession Unit B

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers



SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Rotherham is one of the major commercial centres of South Yorkshire, located a short distance from the M1 Motorway (Junctions 33 and 34) and M18 Motorway (Junction 1), and about 6 miles north-east of Sheffield. The town also enjoys regular rail services and serves a population of some 255,000.

The property is well located on the pedestrianised Effingham Street in the heart of Rotherham town centre. Effingham Street is one of the town's principal retail streets and hosts a market every Tuesday. Rotherham Central Rail Station lies some 0.4 miles west of the property.

Occupiers close by include NatWest (adjacent), Boots Chemist, Halifax, Santander, EE, Greggs, Nationwide and H Samuel amongst many others.

Description
The property is arranged on ground two upper floors to provide two large ground floor shops with ancillary accommodation above.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit A 21 Effingham Street	Temple Retail Ltd Guaranteed by Perfect Home Holdings Ltd (1) (t/va Perfect Home)	Gross Frontage 10.10 m (33' 2") Net Frontage 8.70 m (28' 6") Ground Floor (2) 219.80 sq m (2,366 sq ft) First Floor (2) 143 sq m (1,545 sq ft) Second Floor (2) 69.30 sq m (746 sq ft) Total 478.40 sq m (5,150 sq ft)	10 years from 27.07.2011 Rent review every fifth year Effectively FR & I Tenant break option 26.07.2016 NOT exercised	£70,000 p.a.	Rent Review 2016
Unit B 23/25 Effingham Street	Vacant	Gross Frontage 7.90 m (25' 11") Net Frontage 6.90 m (22' 8") Shop Depth 18.20 m (59' 8") Built Depth 24.10 m (79' 1") Ground Floor 151.4 sq m (1,630 sq ft) First Floor 141.9 sq m (1,527 sq ft) Second Floor 154.6 sq m (1,664 sq ft) Total 447.7 sq m (4,819 sq ft)			
		Overall Total			
		926.10 sq m (9,969 sq ft)		Total £70,000 p.a.	

(1) No. of Branches: 70. Website Address: www.perfecthome.co.uk For the year ended 31st March 2015 Perfect Home Holdings Ltd reported a turnover of £90.1m, a pre-tax profit of £7.29m, shareholders' funds £61.997m and a net worth of £61.997m. (Source: Experian 20.04.2016.)
(2) Not Inspected by Allstop. Floor Areas sourced from www.voa.gov.uk