

14 Effingham Street, Rotherham, S65  
1AJ

\*Guide Price £140,000 + (plus fees)

For Sale by auction on  
Wednesday 11th May 2022



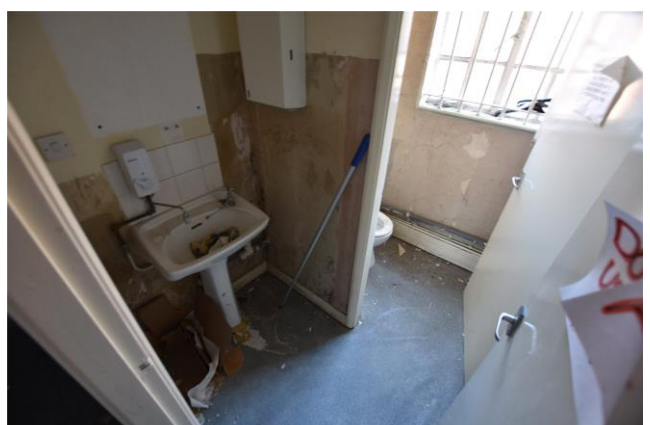
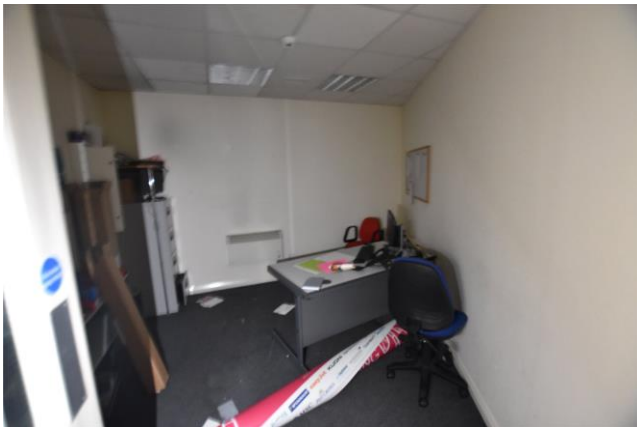
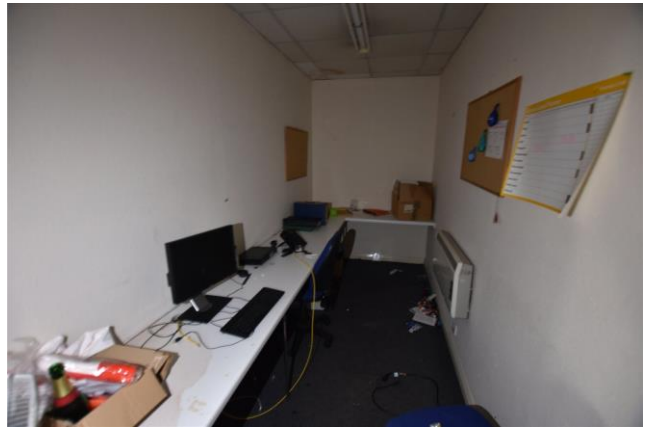
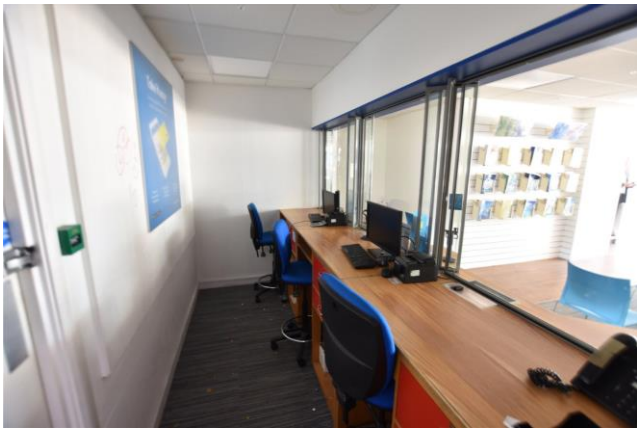
# Effingham Street

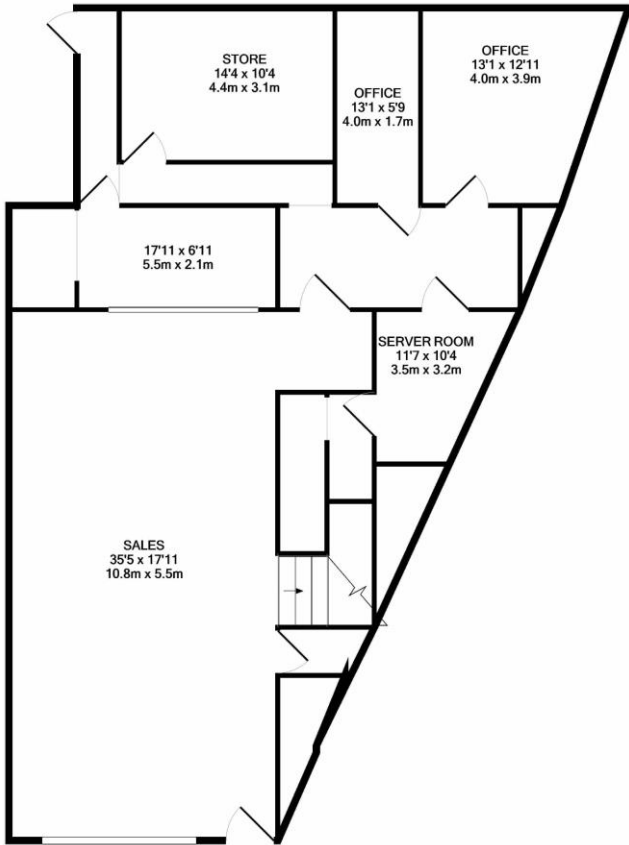
This substantial retail premises was previously let to Thomas Cook for an impressive £50,000 per annum but it is now offered with vacant possession ensuring it will be of interest to both investors and owner occupiers alike. Based on measurements taken from the VOA website the property is 225sq m (2,421sq ft) comprising open plan retail space with offices and storerooms to the ground floor, storage, kitchen and wc's to the first floor with further storage on the second floor.

The property is located in the heart of Rotherham town centre with neighbouring occupiers including EE, Greggs and B&M.

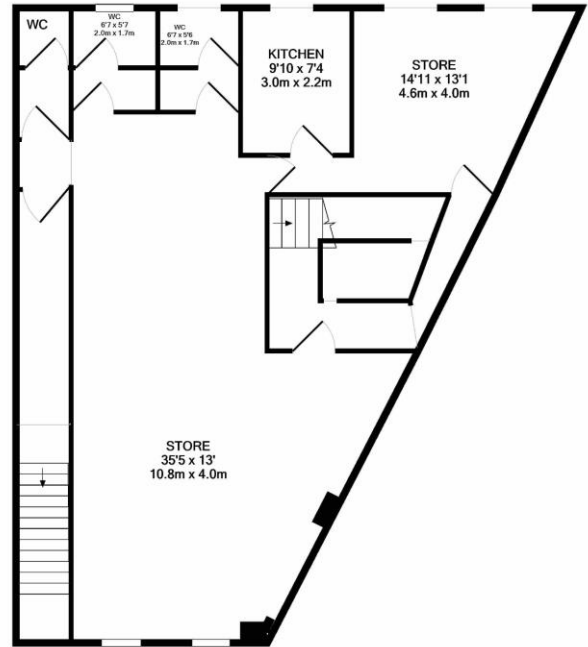
Please note, VAT will be payable on the purchase price.

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.

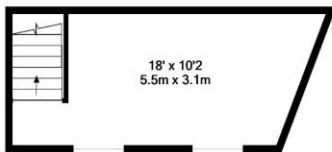




GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1620 SQ.FT.  
 (150.5 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 1158 SQ.FT.  
 (107.6 SQ.M.)



2ND FLOOR  
 APPROX. FLOOR  
 AREA 182 SQ.FT.  
 (16.9 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2961 SQ.FT. (275.1 SQ.M.)**

plan not to scale - strictly for identification purposes only

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**Tenure – Freehold**

**Services** – Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services. NB: Services, apparatus and equipment have not been tested by Auction House and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

**Local Authority** – Rotherham Metropolitan Borough Council

**Viewings** – Strictly by appointment with Auction House Tel 0113 3933482

**Plans & Photographs** – The plans and photographs are there to aid identification of the property only. The plans are not to scale.

**Charges & Payments** – In addition to the deposit

**Administration Charge:** 0.9% inc VAT of the purchase price subject to a minimum of £1,200 inc VAT.

**Disbursements:** Any additional disbursements payable by the purchaser are yet to be confirmed by the vendors solicitor. For more details please see the legal pack.

**\*Guide Price** Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



**Viewing**

By appointment only through our Auction House branch Mon – Fri  
Call our team 7 days a week from 8am til 8pm

9.00 - 5.30

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Email: [info@ahwy.co.uk](mailto:info@ahwy.co.uk) [auctionhouse.co.uk/westyorkshire](http://auctionhouse.co.uk/westyorkshire)

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