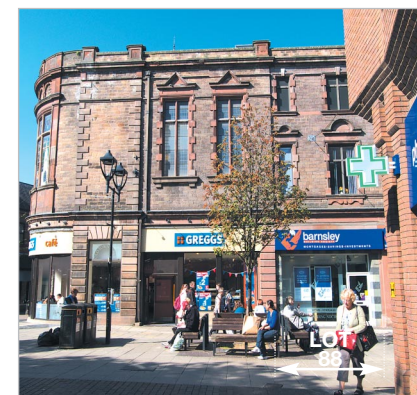


Rotherham

33 Effingham Street South Yorkshire S65 1AL

- Attractive Freehold Town Centre Bank Investment
- Let to Yorkshire Building Society
- Lease expires 2014
- Grade II Listed
- Current Rent Reserved

£25,250 pa



Tenure

Freehold.

Location

Rotherham has a population of 121,000 and is one of the major commercial centres of South Yorkshire, situated some 3 miles north of Junction 33 of the M1 and 5 miles east of Junction 1 of the M18 motorway.

The property, located within a Conservation Area, is situated in a prominent location in the town centre fronting Effingham Street, one of the principal retail thoroughfares, close to the Cascades Shopping Centre.

Occupiers close by include Greggs adjacent, Boots opposite, Argos, Halifax, H Samuel, NatWest and a variety of national occupiers.

Description

This attractive Grade II Listed property is arranged on ground and one upper floor to provide a ground floor Banking Hall with ancillary accommodation on the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	5.31 m	(17' 5")
Net Frontage	4.24 m	(13' 11")
Shop and Built Depth (Average)	13.18 m	(43' 3")
Mezzanine Ancillary	15.87 sq m	(171 sq ft)
First Floor Ancillary	42.45 sq m	(457 sq ft)

Tenancy

The entire property is at present let to YORKSHIRE BUILDING SOCIETY trading as Barnsley Building Society for a term of 25 years from 29th September 1989 at a current rent of £25,250 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

Tenant Information

Yorkshire Building Society is now the second largest building society in the UK, with over 3.5 million members and assets of £33 billion. Website Address: www.ybs.co.uk The Barnsley Building Society was taken over by Yorkshire Building Society in 2008.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are to be held on Monday 8th October by appointment only, please e-mail your request with full contact details including telephone number to viewings@allsoop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 88 Rotherham.**

