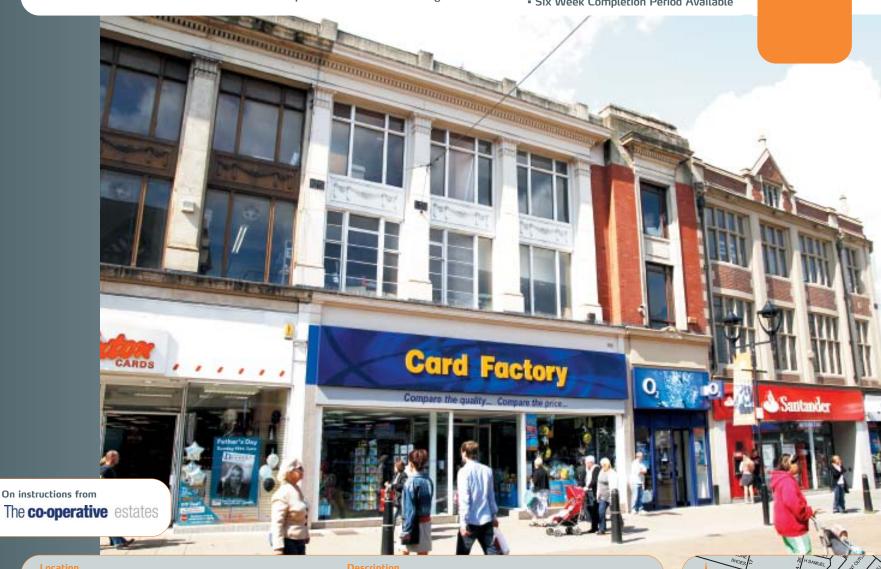
# 24-26 College Street, Rotherham, South Yorkshire SG65 1AG

Freehold Retail Investment

- Entirely let to Sportswift Ltd, trading as Card Factory
- Situated on one of the town's primary pedestrianised retail thoroughfares
- Approximately 308.80 sq m (3,323 sq ft)
- · Nearby occupiers include Dorothy Perkins, O2, W H Smith and HSBC Bank
- Six Week Completion Period Available

lot 25

£60,000 per annum



Estimated District Population: 255,000 Miles: 9 miles north-east of Sheffield ig miles south-west of Doncaster

Roads: M1 (Junction 33 & 34), M18 (Junction 1), A1(M) Rail: Rotherham Central

Rotherham International Airport and Sheffield City Airport

The property is prominently situated on the west side of College Street, one of Rotherham's principal pedestrianised retail thoroughfares. The property benefits from its proximity to All Saints Square where Rotherham's main retail streets converge. Nearby occupiers include Dorothy Perkins, O2, W H Smith and HSBC

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

## Freehold.

VAT is applicable to this lot.

NB. Please note that the property adjoins Lot 18 in the catalogue.

### Tenancy and accommodation

Floor	Use	Floor Area	as (Approx)	Tenant	Term	Rent p.a.x.	Reviews (Reversions)
Ground First Second	Retail Ancillary/Storage Ancillary/Storage	142.00 sq m 119.20 sq m 47.60 sq m			10 years from 07/08/2006 on a full repairing and insuring lease		07/08/2011 (06/08/2016)
Totals		200 00 co m	(2 222 50 ft)			560.000	

(1) For the year ending 31st January 2010, Sportswift Limited reported a turnover of £209,453,000, pre-tax profits of £35,641,000 and a total net worth of £47,896,000. (Source: www.riskdisk.com 10/06/2011)

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