

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

lot 25

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

Rent
£60,000
per annum
exclusive



On instructions from
The co-operative estates

Location

Estimated District Population: 255,000
Miles: 9 miles north-east of Sheffield
13 miles south-west of Doncaster
Roads: M1 (Junction 33 & 34), M18 (Junction 1), A1(M)
Rail: Rotherham Central
Air: Rotherham International Airport and Sheffield City Airport

Situation

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 Bank.

Description

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

Tenure

Freehold.

VAT

VAT is applicable to this lot.

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

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews (Reversions)
Ground	Retail	142.00 sq m	(1,528 sq ft)	SPORTSWIFT LTD (t/a Card Factory) (i)	10 years from 07/08/2006 on a full repairing and insuring lease	£60,000	07/08/2011 (06/08/2016)
First	Ancillary/Storage	119.20 sq m	(1,283 sq ft)				
Second	Ancillary/Storage	47.60 sq m	(512 sq ft)				
Totals		308.80 sq m	(3,323 sq ft)			£60,000	

(i) 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)

For further details please contact:

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