

28-30 College Street, Rotherham South Yorkshire S65 1AG

lot 18

Freehold Retail Investment

- Entirely let to Clinton Cards plc
- Situated on one of the town's primary pedestrianised retail thoroughfares
- Clinton Cards in occupation since 1986
- Nearby occupiers include Dorothy Perkins, O2, W H Smith and HSBC Bank
- Six Week Completion Period Available

Rent
£50,000
per annum
exclusive
(Subject to
Note 2)



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 and 34), M18 (Junction 1), A1(M)

Rail: Rotherham Central

Air: Rotherham International Airport & 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 storage accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

NB. Please note that the property adjoins **Lot 25** in the catalogue.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	149.00 sq m (1,604 sq ft)	CLINTON CARDS PLC (1)	5 years from 01/07/2011 on a full repairing and insuring lease	£50,000 (2)	01/07/2016
First	Storage	141.80 sq m (1,526 sq ft)				
Second	Storage	160.10 sq m (1,723 sq ft)				
Totals		450.90 sq m (4,853 sq ft)			£50,000 (2)	

(1) For the year ending 1st August 2010, Clinton Cards plc reported a turnover of £400,042,000, pre-tax profits of £11,024,000 and a total net worth of £19,163,000. (Source: www.riskdisk.com 10/06/2011)

(2) The tenant is paying a current rent of £45,000 p.a.x. which under the terms of the lease will be subject to a fixed increase on 1st July 2014 to £50,000 p.a.x. The seller has agreed to adjust the completion monies so that the property will effectively produce £50,000 p.a.x. from completion of the sale.

For further details please contact:

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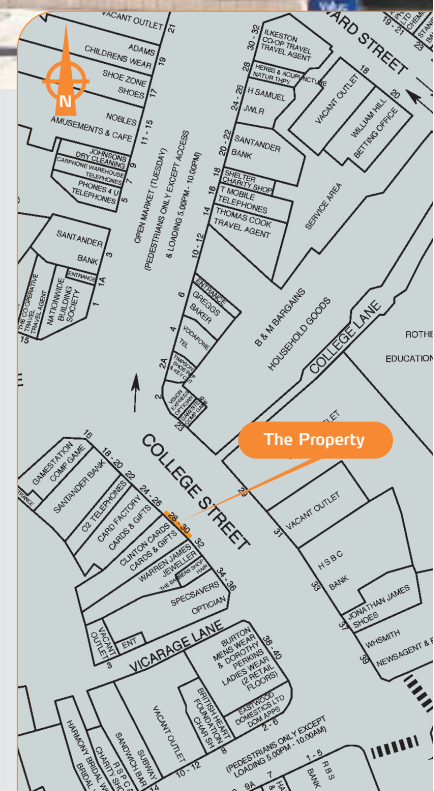
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