

## 34/36 College Street, Rotherham South Yorkshire S65 1AG

lot 32

### Freehold Retail and Residential Investment

- Majority let to Specsavers Optical Superstores Limited
- Prominent corner position in pedestrianised town centre location
- Two retail units with self-contained residential accommodation
- Nearby occupiers include Dorothy Perkins, Clinton Cards, HSBC and W H Smith

Rent  
**£72,000**  
per annum  
exclusive



On behalf of Joint  
LPA Receivers



### Location

Population: 255,000  
Miles: 9 miles north-east of Sheffield  
13 miles south-west of Doncaster  
Roads: M1, M18, A1(M)  
Rail: Rotherham Central  
Air: Rotherham International Airport

### Situation

The property is situated in a prominent corner position on the west side of College Street, one of Rotherham's principal pedestrianised retail thoroughfares, at its junction with Vicarage Lane. Nearby occupiers include Dorothy Perkins, Clinton Cards, HSBC and W H Smith.

### Description

The property comprises TWO GROUND FLOOR RETAIL UNITS with ANCILLARY ACCOMMODATION on part first floor. The remainder of the first floor and the second floor comprise EIGHT STUDIO APARTMENTS accessed via a separate entrance on Vicarage Lane.

### Tenure

Freehold.

### VAT

VAT is applicable on this lot.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x	Reviews
34/36	Ground Part First	Retail Retail/Ancillary	187.20 sq m (2,015 sq ft) 131.83 sq m (1,419 sq ft)	<b>SPECSAVERS OPTICAL SUPERSTORES LIMITED (t/a SPECSAVERS OPTICIANS) (1)</b>	25 years from 19/08/1992	£60,000	19/08/2012
34	Ground	Retail	27.68 sq m (298 sq ft)	<b>SFL (YORKSHIRE) LIMITED (t/a THE BARBERS SHOP) (2)</b>	10 years from 11/10/2006 (3)	£12,000	11/10/2011
34/36	Part Ground, Part First & Second	Residential	Not Measured	<b>EQUITY HOUSING GROUP LTD (4)</b>	125 years from 02/03/2006	Peppercorn	
<b>Totals</b>			<b>346.71 sq m (3,732 sq ft)</b>			<b>£72,000</b>	

(1) For the year ending 28th February 2009, Specsavers Optical Superstores Limited reported a turnover of £341,452,000, pre-tax profits of £26,504,000 and a net worth of £56,689,000. (Source: www.riskdisk.com 28/04/2010) (2) Under the terms of the lease, the tenant has an option to determine on 11th October 2011, on giving 6 months' written notice. (3) Please note, the lease is subject to a schedule of condition. (4) Equity Housing Group are an established not-for-profit organisation who provide over 4,500 homes for all sectors of the community throughout Northern England. (Source: www.equityhousing.co.uk)

### For further details please contact:

**Jo Cordrey**  
Tel: +44 (0)20 7034 4854.  
Email: jo.cordrey@acuitus.co.uk  
www.acuitus.co.uk

### Solicitors:

**DLA Piper UK LLP**  
Princess Exchange, Princes Square, Leeds LS1 4BY.  
Tel: +44 (0)113 369 2820.  
Email: clare.christopher@dlapiper.com  
Ref: Clare Christopher.



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