

## Wilko, 4 Corporation Street Rotherham, South Yorkshire S60 1NG

lot 79

### Freehold Retail Investment

- Entirely let to Wilko Retail Limited (formerly Wilkinson Hardware Stores Limited)
- Prominent position 100 metres from

- Cascades Shopping Centre
- Low passing rent of £4.28 per sq ft
  - Nearby occupiers include Argos, New Look, Tesco and JD Sports

Rent  
**£87,500**  
per annum  
exclusive



### Location

Miles: 8 miles north-east of Sheffield  
33 miles south of Leeds

Roads: A629, A630, M1 (Junction 34)

Rail: Rotherham Central Railway Station

Air: Robin Hood Airport Doncaster Sheffield, Leeds Bradford International Airport

### Situation

The property is situated in Rotherham town centre on the western side of Corporation Street, close to its junction with the pedestrianised Upper Millgate. The property has extensive frontage onto Corporation Street together with a second entrance opening into the adjacent Riverside Shopping Precinct.

The property lies adjacent to Tesco and Mecca Bingo and is less than 100 metres from Cascades Shopping Centre which houses retailers such as Superdrug, Argos and William Hill.

### Description

The property comprises a large ground floor retail unit which benefits from basement ancillary and first floor storage accommodation.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	1,261 sq m (13,572 sq ft)	<b>WILKO RETAIL LTD (1) (Company No. 00365335) (1) formerly Wilkinson Hardware Stores Limited</b>	5 years from 25/03/2013 on a full repairing and insuring lease	£87,500	24/03/2018
Basement	Ancillary	308 sq m (3,317 sq ft)				
First	Storage	328 sq m (3,534 sq ft)				
<b>Totals</b>		<b>1,897 sq m (20,423 sq ft)</b>			<b>£87,500</b>	

(1) Founded in 1930, Wilko now has over 370 stores worldwide (Source: <http://corporate.wilko.com> 17/09/2014). For the year ending 1st February 2014, Wilko Retail Limited reported a turnover of £1,462,843,000, a pre-tax profit of £27,612,000 and a total net worth of £248,295,000. (Source: [www.riskdisk.com](http://www.riskdisk.com) 26/09/2014)

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