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

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

Cascades Shopping Centre

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

For further details please contact:

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Tenancy and accommodation

<table>
<thead>
<tr>
<th>Floor</th>
<th>Use</th>
<th>Area (Approx)</th>
<th>Tenant</th>
<th>Term</th>
<th>Rent p.a.</th>
<th>Reversion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Retail</td>
<td>1,261 sq m</td>
<td>WILKO RETAIL LTD (1)</td>
<td>5 years from 25/03/2013 on a full repairing and insuring lease</td>
<td>£87,500</td>
<td>24/03/2018</td>
</tr>
<tr>
<td></td>
<td>Ancillary</td>
<td>328 sq m</td>
<td>(Company No. 00365335)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Storage</td>
<td>308 sq m</td>
<td>(1) formerly Wilkinson Hardware Stores Limited</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>First</td>
<td>Retail</td>
<td>3,534 sq ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Totals

1,897 sq m (20,423 sq ft) £87,500

(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 £1,452,843,000, a pre-tax profit of £27,612,000 and a total net worth of £248,295,000. [Source: www.riskdisk.com 26/09/2014]

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