

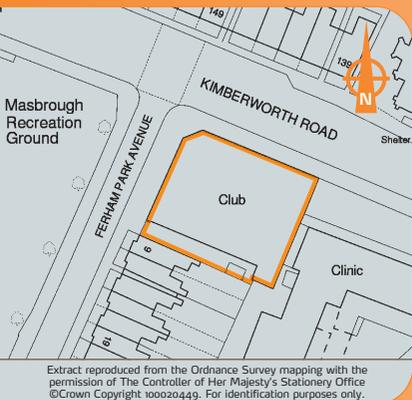
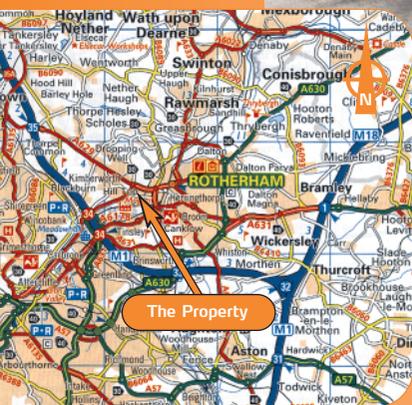
lot 46

The Club Snooker Hall, Kimberworth Road Rotherham, South Yorkshire S61 1AJ

Rent  
£32,500  
per annum  
exclusive

Freehold Leisure Investment

- Entirely let until October 2024 (no breaks)
- Prominent corner position
- Busy arterial road location 1 mile from Rotherham town centre
- Benefits from on-site parking and rear loading



Location

Miles: 6 miles north-east of Sheffield  
19 miles south-west of Doncaster  
32 miles south of Leeds  
Roads: A6123, A6178, A629, M1 (Junction 34), M18 (Junction 1)  
Rail: Rotherham Central Railway Station  
Air: Robin Hood Airport Doncaster Sheffield,  
Leeds Bradford International Airport

Situation

The property is situated 1 mile west of Rotherham town centre on the southern side of Kimberworth Road at its junction with Fernham Park Avenue. The property is in a mixed use area a short walk from Rotherham United Football Club with other nearby occupiers including First Group Buses, Fernham Clinic and Fernham Primary School.

Description

The property comprises a substantial corner building with a ground floor snooker hall and basement ancillary accommodation. The property benefits from rear loading and on-site parking.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Eight Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Snooker Hall	569.78 sq m	(6,133 sq ft)	<b>NICHOLAS LAMBERT (t/a The Club Snooker Hall)</b>	15 years from 02/10/2009 until 01/10/2024	£32,500	02/10/2019
Basement	Ancillary	55.90 sq m	(602 sq ft)				
<b>Totals</b>		<b>625.68 sq m</b>	<b>(6,735 sq ft)</b>			<b>£32,500</b>	

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Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



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