

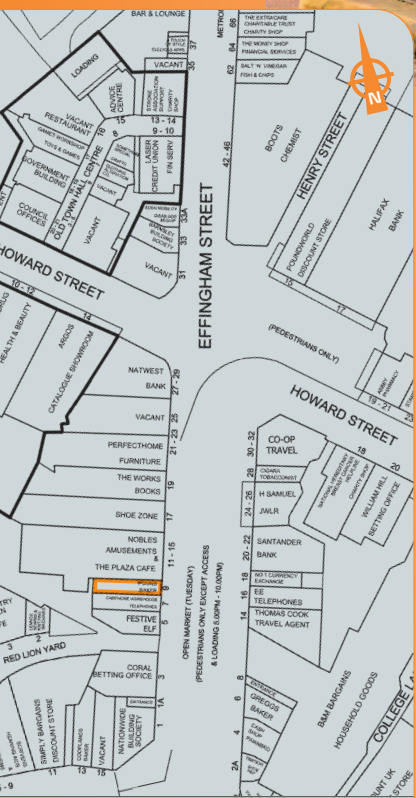
lot 67

9 Effingham Street  
Rotherham, South Yorkshire S65 1AJ

Rent  
£31,229.16  
per annum  
exclusive  
rising to  
approx.  
£34,496 p.a.  
in 2016 (3)

Freehold Retail Investment

- Entirely let to Sayers the Bakers Limited (assigned from Johnson Cleaners UK Limited)
- Prime pedestrianised retailing thoroughfare
- RPI Fixed uplift in June 2016
- Nearby occupiers include Santander, Coral Betting Office, H Samuel and NatWest



Location

Miles: 8 miles north-east of Sheffield  
33 miles south of Leeds  
Roads: A629, A630, M1 (Junction 34)  
Rail: Rotherham Central Rail Station  
Air: Robin Hood Airport Doncaster Sheffield, Leeds Bradford International Airport

Situation

The property is situated in a prominent location on the western side of Effingham Street, one of the town's principal retailing thoroughfares. The property is located close to both the Old Town Hall Centre and the Cascades Shopping Centre which houses retailers such as Argos, Superdrug, Ladbrokes and William Hill. Other nearby occupiers include Santander, Coral Betting Office, H Samuel and NatWest.

Description

The property comprises a ground floor retail unit with ancillary accommodation over basement and first floor.

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.	Review
Ground	Retail	52.00 sq m (560 sq ft)	<b>SAYERS THE BAKERS LIMITED (1) (on assignment from Johnson Cleaners UK Limited) (2)</b>	15 years from 24/06/2006 until 23/06/2021 on a full repairing and insuring lease	£31,229.16	24/06/2016 linked to RPI (3)
First	Ancillary	58.40 sq m (629 sq ft)				
Basement	Ancillary	18.10 sq m (195 sq ft)				
<b>Totals</b>		<b>128.50 sq m (1,384 sq ft)</b>			<b>£31,229.16</b>	

- (1) Established in 1912, Sayers The Bakers is the biggest independent retail baker in the North West with over 150 shops throughout the region. (Source: www.sayersthebakers.co.uk 12/01/2015)
- (2) Johnson Cleaners UK Limited remain liable by way of an Authorised Guarantee Agreement. Johnsons Dry Cleaners are the UK's leading provider of dry cleaning services for clothing and other items with a network of conveniently located stores nationwide. Johnsons Dry Cleaners are part of Johnson Service Group which has been in business for over 200 years. (Source: www.johnsoncleaners.com 12/01/2016)
- (3) The rent review is linked to RPI. The RPI figure increased from 235.2 in June 2011 to 259.8 in November 2015 equating to a 10.46% increase. An equivalent increase in the current rent would equate to £34,495.73 p.a.

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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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