

Lot 59

£15,000 per annum exclusive

38/40 College Street & 2/4 High Street, Rotherham, South Yorkshire S60 1PP

Freehold Retail and Leisure Investment



Key Details

- Comprises two retail units and a former snooker hall
- Totalling approximately 938.67 sq m (10,104 sq ft)
- Pedestrianised town centre location opposite WH Smith and HSBC
- Asset Management/Redevelopment Opportunities (subject to consents)

On Behalf of Receivers **moorfields**

Location

Miles: 8 miles north-east of Sheffield
33 miles south of Leeds
Roads: A630, A631, M1 (Junctions 33 & 34)
Rail: Rotherham Central Railway Station
Air: Robin Hood Airport Doncaster Sheffield
Leeds Bradford Airport

Situation

The property is situated in a prominent corner position on the west side of College Street, at its junction with High Street in the heart of Rotherham's pedestrianised town centre. Nearby occupiers include Primark, Specsavers, B&M Bargains, O2, RBS and HSBC.

Description

The property comprises two ground floor retail units each with ancillary accommodation on the first floor and a self-contained former snooker hall on the second floor accessed from the High Street.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

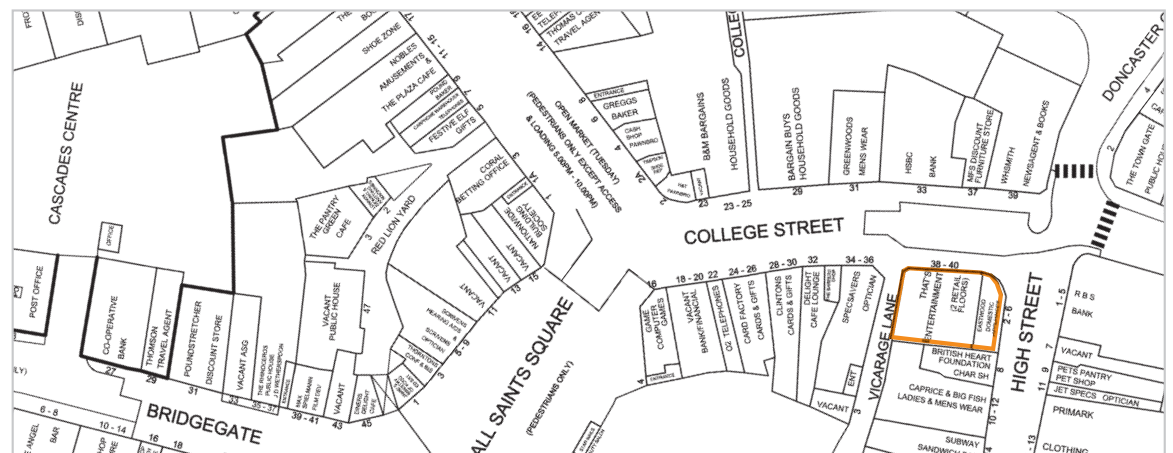
Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge and the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
38/30 College Street	Ground First	Retail/Ancillary	210.10 sq m (2,262 sq ft) 178.10 sq m (1,917 sq ft)	ENTERTAINMENT MAGPIE LIMITED (1) t/a That's Entertainment	1 year from 20/09/2016 (2)	£1 (if demanded)	19/09/2017
2/4 High Street	Ground First	Retail/Ancillary	119.77 sq m (1,289 sq ft) 100.50 sq m (1,082 sq ft)	EASTWOOD DOMESTICS LTD	2 years from 29/09/2015 (3)	£15,000	28/09/2017
2/4 High Street	Second	Former Snooker Hall/Ancillary	330.20 sq m (3,554 sq ft)	VACANT			
Total			938.67 sq m (10,104 sq ft)			£15,000	

- (1) That's Entertainment is the retailing brand store presence of Music Magpie, a leading retailer in used goods including CDs, DVDs, video games and mobile phones (Source: www.musicmagpie.co.uk).
- (2) The lease is subject to a rolling tenant/mutual option to determine on providing 1 month's prior written notice.
- (3) The lease is subject to a rolling tenant/mutual option to determine on providing 2 months' prior written notice.



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