Lot 36
£99,500 per annum exclusive

2-10 Drummond Street (even) & 39-47 (odd) Effingham Street,
Rotherham, South Yorkshire S65 1HY
Freehold Retail Parade Investment
## Tenancy and accommodation

<table>
<thead>
<tr>
<th>Unit</th>
<th>Floor</th>
<th>Use</th>
<th>Floor Area (Approx)</th>
<th>Tenant</th>
<th>Term</th>
<th>Rent p.a.x. (Reversion)</th>
<th>Reviews</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Ground</td>
<td>Retail</td>
<td>59.82 sq m (644 sq ft)</td>
<td>AGE CONCERN ROTHERHAM LTD t/a Age UK</td>
<td>12 years from 29/08/2015 (1)</td>
<td>£110,500</td>
<td>28/08/2018 (27/08/2027)</td>
</tr>
<tr>
<td>8</td>
<td>Ground</td>
<td>Retail</td>
<td>44.59 sq m (480 sq ft)</td>
<td>INDIVIDUAL t/a Superfly Fish &amp; Chips</td>
<td>6 years from 18/07/2015 (2)</td>
<td>£9,750</td>
<td>18/07/2018 (17/07/2021)</td>
</tr>
<tr>
<td>6</td>
<td>Ground</td>
<td>Retail</td>
<td>45.98 sq m (495 sq ft)</td>
<td>VACANT POSSESSION</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Ground</td>
<td>Retail</td>
<td>45.89 sq m (494 sq ft)</td>
<td>INDIVIDUAL t/a Lily Nails</td>
<td>10 years from 09/05/2015 (3)</td>
<td>£9,500</td>
<td>09/06/2020 (07/06/2023)</td>
</tr>
<tr>
<td>2</td>
<td>Ground</td>
<td>Retail</td>
<td>100.98 sq m (1,087 sq ft)</td>
<td>EED (YORKSHIRE) LIMITED t/a 7 Day Store</td>
<td>15 years from 04/02/2015 until 03/02/2020 (4)</td>
<td>£15,000</td>
<td>04/02/2020 5 yearly</td>
</tr>
<tr>
<td>47</td>
<td>Ground</td>
<td>Retail</td>
<td>23.50 sq m (253 sq ft)</td>
<td>INDIVIDUAL t/a Soul Tattoo Parlour</td>
<td>3 years from 14/03/2017</td>
<td>£6,000</td>
<td></td>
</tr>
<tr>
<td>45</td>
<td>Ground</td>
<td>Retail</td>
<td>45.24 sq m (495 sq ft)</td>
<td>INDIVIDUAL t/a MJ News &amp; Sweets</td>
<td>9 years from 01/04/2006</td>
<td>£9,250</td>
<td>(31/03/2015) Holding over</td>
</tr>
<tr>
<td>43</td>
<td>Ground</td>
<td>Retail</td>
<td>46.07 sq m (496 sq ft)</td>
<td>INDIVIDUAL t/a Phones R Us</td>
<td>5 years from 01/03/2014</td>
<td>£8,000</td>
<td>(28/02/2019)</td>
</tr>
<tr>
<td>41</td>
<td>Ground</td>
<td>Retail</td>
<td>71.90 sq m (774 sq ft)</td>
<td>INDIVIDUAL t/a Vapour Waves</td>
<td>5 years from 13/03/2016 (5)</td>
<td>£9,500</td>
<td>(12/06/2021)</td>
</tr>
<tr>
<td>39</td>
<td>Ground</td>
<td>Retail</td>
<td>71.90 sq m (774 sq ft)</td>
<td>STANFORTHS (RAWMARSH) BAKERY LTD t/a Stanfords Bakery</td>
<td>15 years from 09/11/2005</td>
<td>£16,000</td>
<td>09/11/2014 (Outstanding) (08/11/2020)</td>
</tr>
<tr>
<td>76</td>
<td>Ground</td>
<td>Retail</td>
<td>36.13 sq m (389 sq ft)</td>
<td>INDIVIDUAL t/a Speedy Shoe Service</td>
<td>10 years from 25/03/2015</td>
<td>£7,000</td>
<td>25/03/2020 (24/03/2025)</td>
</tr>
<tr>
<td>Units 1 &amp; 2nd Flr Drummond Street</td>
<td>First &amp; Second Floors</td>
<td>Residential</td>
<td>Not measured</td>
<td>THE GUINNESS PARTNERSHIP LIMITED</td>
<td>200 years</td>
<td>Peppercorn</td>
<td>(24/03/1990)</td>
</tr>
</tbody>
</table>

**Total Commercial Area:** 592.00 sq m (6,373 sq ft) **£99,500**

(1) The tenant has served notice to exercise their 28/08/2018 option to determine. There have been ongoing discussions with the tenant to agree new terms - please refer to the legal pack for further information.
(2) The tenant did not exercise their 18/07/2018 option to determine and the notice period has now passed.
(3) The lease provides an option to determine on 08/08/2020.
(4) The lease provides an option to determine on 31/12/2020 and 31/12/2025.
(5) The lease provides an option to determine on 13/06/2019.

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**Lot 36**

**£99,500 per annum exclusive**

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**Key Details**
- Comprises 11 ground floor retail units with residential uppers (let on a long lease)
- Prominent corner position on pedestrianised Effingham Street
- Adjacent to Tesco Extra
- Nearby occupiers include Boots the Chemist, Poundworld, NatWest and Argos

**On behalf of a Major Fund Manager**

**Location**
- Miles: 8 miles north-east of Sheffield
- 3 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 occupies a prominent corner position on Drummond Street at its junction with Effingham Street, one of the town’s principal retailing thoroughfares. The property is adjacent to Tesco Extra and Effingham Square, which hosts part of Rotherham’s street market. The pedestrianised Effingham Street is home to occupiers including Boots Chemist, Poundworld, NatWest and Argos.

**Description**
The property comprises 11 ground floor retail units with residential accommodation on first floors which have been let on a long lease.

**Tenure**
Freehold.

**VAT**
VAT is applicable to this lot.

**Six Week Completion**