£30,000 per annum exclusive

Lot 105

Rotherham, South Yorkshire S60 1PJ

Freehold Retail Investment

3/5 Bridgegate, Cascades Centre,



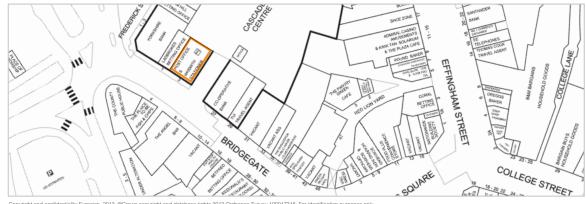




Tenancy and accommodation

Floor	Use Floor Areas (Approx)			Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail/Ancillary Office/Ancillary	213.60 sq m 157.60 sq m		POST OFFICE LIMITED (1)	4 years from 25/12/2017 on a full repairing and insuring lease (2)	£30,000	24/12/2021
Total		371.20 sq m	(3,995 sq ft)			£30,000	

(1) For the year ending 26 March 2017, Post Office Limited reported a turnover of £1,037,000,000, pre-tax profits of £306,000,000 and a total net worth of £19,000,000 (Source: Experian Group 29/08/2018). The property trades as Post Office & Stationery by WH Smith (2) The lease provides a tenant option to determine on 25/12/2020.



Peter Mayo

+44 (0)20 7034 4864 peter.mayo@acuitus.co.uk

Billy Struth

+44 (0)20 7034 4854 billy.struth@acuitus.co.uk

Seller's Solicitors: Charsley Harrison

Christopher Tierney +44 (0)1753 851591 ct@charsleyharrison.com

- Let to Post Office Limited on a recently renewed
- · Town centre location and forms part of the **Cascades Shopping Centre**
- Nearby occupiers include McDonald's, Argos, Superdrug and Co-operative Bank
- · VAT-free investment

Location

8 miles north-east of Sheffield 3 miles south of Leeds Roads: A629, A630, M1 (Junction 34)
Rail: Rotherham Central Rail Station Robin Hood Airport Doncaster Sheffield Air: Leeds Bradford International Airport

Situation

The property is situated on Bridgegate, close to its junction with Frederick Street and Bridge Street which provides access from Rotherham rail station to the principal retailing area. The property forms part of Cascades Shopping Centre, which houses occupiers including Superdriug, Argos and Poundworld. Other nearby occupiers include McDonald's, Wilko and Barclays Bank.

The property comprises a ground floor retail unit with first floor office/ancillary accommodation. The property benefits from an ATM on site.

Freehold.

VAT is not applicable to this lot.

Six Week Completion