

3/5 Bridgegate, Cascades Centre, Rotherham, South Yorkshire S60 1PJ

Freehold Retail Investment

Lot 105

£30,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	213.60 sq m (2,299 sq ft)	POST OFFICE LIMITED (1)	4 years from 25/12/2017 on a full repairing and insuring lease (2)	£30,000	24/12/2021
First	Office/Ancillary	157.60 sq m (1,696 sq ft)				
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.

Key Details

- Let to Post Office Limited on a recently renewed lease
- 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

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 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 Superdrug, Argos and Poundworld. Other nearby occupiers include McDonald's, Wilko and Barclays Bank.

Description

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

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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