

# Lot 25

£125,950 per annum exclusive

## Mecca Bingo, Corporation Street, Rotherham, South Yorkshire S60 1NG

Freehold Leisure Investment



### Key Details

- Entirely let to Mecca Bingo Limited
- Tenant option to extend the lease
- Approximately 2,395.00 sq m (25,780 sq ft)
- Prominent town centre location 150 metres from Rotherham Central Railway Station
- Neighbouring occupiers include William Hill, Barclays Bank, Betfred and McDonald's
- Future redevelopment potential (subject to consents)

### 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:** Doncaster Sheffield Airport,  
Leeds Bradford International Airport

### Situation

The property is situated in the heart of Rotherham town centre on the eastern side of Corporation Street, close to its junction with the pedestrianised Upper Millgate. The property lies adjacent to Wilko and a public car park, just 150 metres from the railway station. Neighbouring occupiers include William Hill, Barclays Bank, Betfred and McDonald's.

As part of the Rotherham Town Centre Regeneration Masterplan, Forge Island, located immediately to the west of the property, will be redeveloped to provide a new vibrant leisure destination. The development will include a cinema, hotel, restaurants/bars, parking and residential opportunities. For further information please visit [www.rotherham.gov.uk](http://www.rotherham.gov.uk)

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### Description

The property comprises a substantial detached building arranged over lower ground, ground, mezzanine and first floors and is currently used as a bingo hall.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

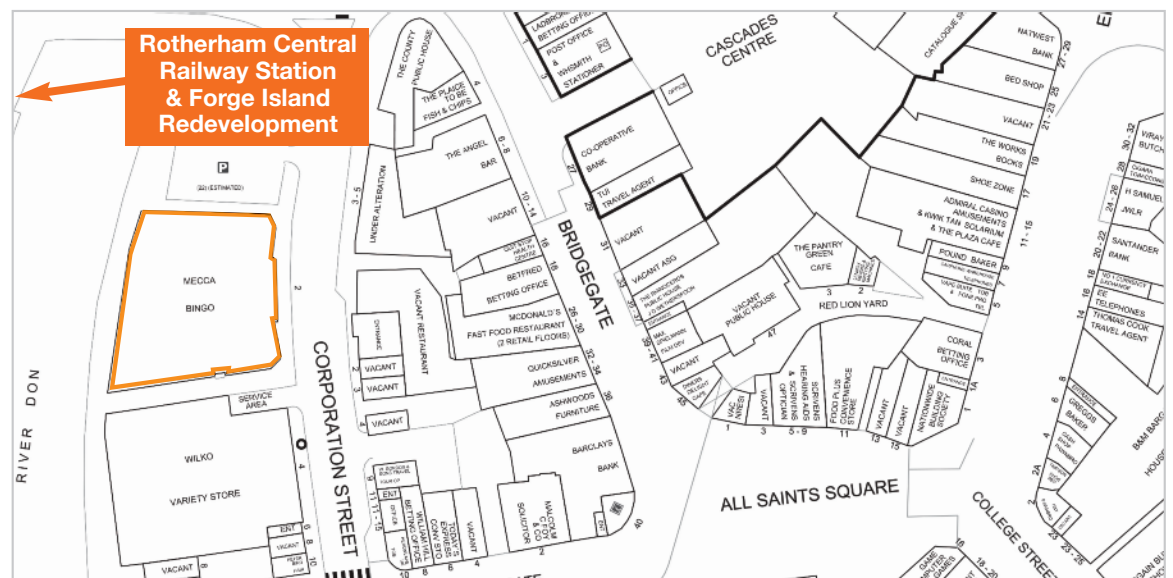
### Energy Performance Certificate

Band C. See legal pack at [acuitus.co.uk](http://acuitus.co.uk)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Lower Ground	Leisure	89.20 sq m (960 sq ft)	MECCA BINGO LIMITED (1)	15 years from 10/07/2006 on a full repairing and insuring lease (2)(3)	£125,950	28/09/2021
Ground	Leisure	1,183.50 sq m (12,739 sq ft)				
Mezzanine	Ancillary	235.60 sq m (2,536 sq ft)				
First	Leisure	886.70 sq m (9,545 sq ft)				
<b>Total</b>		<b>2,395.00 sq m (25,780 sq ft)</b>			<b>£125,950</b>	

- (1) For the year ending 30th June 2018, Mecca Bingo Limited reported a turnover of £199,432,000, pre-tax profits of £16,078,000 and a total net worth of £56,796,000 (Source: Experian Group 7/03/2019).
- (2) The lease is subject to a schedule of condition.
- (3) The lease provides a tenant's option to extend the lease.



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