

Lot 35

Vacant Possession

1 Old Town Hall, Howard Street,
Rotherham, South Yorkshire S65 1JQ

Freehold Development Opportunity



Key Details

- Comprises 422.30 sq m (4,546 sq ft) over two floors
- Redevelopment and Change of Use Potential (subject to consents)
- Prominent corner position directly opposite the entrance to Rotherham Interchange Bus Station & College Walk Shopping Centre
- Nearby occupiers include Tesco Extra, Warren James, Home Bargains, Bodycare Plus, Superdrug, Poundland and Greggs
- Grade II Listed (no empty rates)

Location

Miles: 6 miles north-east of Sheffield
30 miles south of Leeds
Roads: A630, M1, M18
Rail: Rotherham Central
Air: Doncaster/Sheffield Airport

Situation

Rotherham is approximately 6 miles north-east of Sheffield and 30 miles south of Leeds. The property occupies a highly prominent location at the junction of Howard Street and Frederick Street. The property is directly opposite the entrance to Rotherham Interchange Bus Station and College Walk Shopping Centre and fronting Old Town Hall Centre. Nearby occupiers include Tesco Extra, Warren James, Home Bargains, Superdrug, Poundland and Greggs. A 430 space multi-storey car park is located nearby.

Description

The property is a Grade II Listed building, arranged as a ground and first floor former restaurant with a ground floor kitchen and seating area, together with customer toilets and ancillary accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band E. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Former Restaurant/Ancillary	231.80 sq m (2,495 sq ft)	VACANT
First	Former Restaurant/Ancillary	190.50 sq m (2,051 sq ft)	
Total		422.30 sq m (4,546 sq ft)	



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Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: BSG Solicitors
Jeremy Swerner
+44 (0)20 8343 4411
jerry@bsgsolicitors.com