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SITUATION

Located in this mixed residential and commercial area, approx. 1½ miles north-west of Rotherham town centre and amongst nearby multiples such as a **Co-op convenience Store**, a **Post Office**, **Premier Express** as well as other local retailers. Rotherham is a major commercial centre in South Yorkshire lying approx. 6 miles north-east of Sheffield.

PROPERTY

An end of terrace building forming part of a parade comprising a **Large Ground Floor Shop** with separate rear access to a **Basement** as well as a **Large Rear Building** (not used) which stretches behind the parade. In addition, the property includes a roller shutter door leading on to Bower Close.

ACCOMMODATION

Ground Floor Shop	
Gross Frontage	25'4"
Internal Width	23'10"
Shop Depth	66'4"
Built Depth	74'7"
Shop Area	Approx. 1,570 sq ft
3 WCs	
Rear Building Area	Approx. 1,460 sq ft
Basement Area	Approx. 1,110 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

£21,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page

TENANCY

The entire property is let on a full repairing and insuring lease to **William Hill Organization Ltd (having over 2,300 branches) (T/O for Y/E 29/12/15 £873.9m, Pre-Tax Profit £246.4m and Shareholders' Funds £206.9m)** for a term of 20 years from 15th July 2005 at a current rent of **£21,000 per annum** exclusive.

Rent Review 2020

Note 1: The Tenant did not operate the 2015 Break Clause.

Note 2: 6 Week Completion.



VENDOR'S SOLICITORS

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts