



SITUATION

Located in the town's main pedestrianised retail thoroughfare adjacent to **British Heart Foundation** and **Cash Generator**, opposite **Coral** and amongst such multiples as **Bonmarché**, **William Hill** and **Argos**, **Subway**, **Adecco**, **Bright House**, **Yorkshire Bank** and the **Rotherham Interchange** which hosts such multiples as **Greggs**, **New Look** and **Holland & Barrett**.

Rotherham is a major commercial centre in South Yorkshire lying approx. 6 miles north-east of Sheffield and enjoying excellent road access via the M1 (Junction 33) and the M18 (Junction 1).

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Store** at mezzanine and first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'6"
Internal Width	16'4"
Shop Depth	56'9"
Built Depth	60'6"
WC	

Mezzanine Ancillary Store

Area	Approx	90 sq ft
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First Floor Ancillary Store

Area	Approx	730 sq ft
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VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Arthritis Research UK** for a term of 10 years from 23rd December 2011 at a current rent of **£26,000 per annum** exclusive.

Rent Review December 2016 (Outstanding).

Note 1: The Tenant did not operate their 2016 Break Clause.

Note 2: The property has been sub-let to Sense, The National Deafblind & Rubella Association (having over 100 branches).



£26,000 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

ELS Law Ltd
Tel: 020 7269 5120 Ref: Marion Silvey
Email: marion@els-law.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page