



6 WEEK COMPLETION

**SITUATION**

Located in one of the town’s principal retail thoroughfares, close to the **Cascades Shopping Centre**, adjacent to **Greggs**, opposite **Boots** and amongst such multiple retailers as **Argos, Halifax, H. Samuel,** and **NatWest**. Rotherham is located 35 miles south-east of Leeds and 9 miles north-east of Sheffield and enjoying excellent road access via the M18 (Junction 3) and the A1(M) (Junction 36).

**PROPERTY**

A mid terraced Grade II Listed property comprising a **Ground Floor Bank** with internal access to **Ancillary Accommodation** at mezzanine and first floor level.

**ACCOMMODATION\***

**Ground Floor Bank**

Gross Frontage	17'5"
Internal Width	13'11"
Built Depth	43'3"

<b>Mezzanine Floor Area</b>	Approx	170 sq ft
<b>First Floor Area</b>	Approx	457 sq ft

\*Not inspected by Barnett Ross

**VAT is payable in respect of this Lot**

**FREEHOLD**

**£25,250 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**



View from the Property

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Yorkshire Building Society t/a Barnsley Building Society (see Tenant Profile)** for a term of 25 years from 29th September 1989 at a current rent of **£25,250 per annum** exclusive.

**TENANT PROFILE**

Yorkshire Building Society is the second largest building society in the UK with 3.5 million members and assets of approximately £33 billion. In 2008 the Barnsley Building Society merged with the Yorkshire Building Society (Source: www.ybs.co.uk).

**LEWIS & PARTNERS**  
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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 £350 (including VAT) upon exchange of contracts