



Situation

Located close to the junction with the pedestrianised Upper Millgate and to the Cascades Shopping Centre, adjacent to a large public car park and approx. 150 metres from Rotherham Central Railway Station. The property sits amongst other multiple operators such as **Wilko (adjacent), William Hill and Costa Coffee.**

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 **substantial detached building** spread over 4 floors providing a **bingo hall, reception area, gaming hall and ancillary/office accommodation** extending to **approx. 25,781 sq ft.**

VAT is applicable to this Lot

Freehold

Accommodation¹

Frontage to Corporation Street	118 ft
Site Depth	107 ft
Site Area Approx.	0.36 Acres

Ground Floor Bingo Hall, Offices & Kitchen	Area	Approx.	12,740 sq ft
Lower Ground Floor Storage	Area	Approx.	960 sq ft
First Floor Offices & Bar	Area	Approx.	9,545 sq ft
Mezzanine Bingo Hall	Area	Approx.	2,536 sq ft
Total Net Internal Area		Approx.	25,781 sq ft

¹Areas supplied by Vendor

Tenancy

The entire property is let on a full repairing and insuring (subject to a schedule of condition) lease to **Mecca Bingo Ltd (having approx. 85 Clubs)** (T/O for Y/E 30/06/17 £203m, Pre-Tax Profit £39.8m and Shareholders' Funds £60.8m) for a term of 15 years and 50 days from 10th August 2006 at a current rent of **£125,950 per annum** exclusive.

Note 1: The tenant has the option to extend the lease.

Note 2: There may be future development potential, subject to planning and possession.

Vendor's Solicitors

Harold Benjamin

Tel: 020 8872 3028 Ref: Varsha Sood

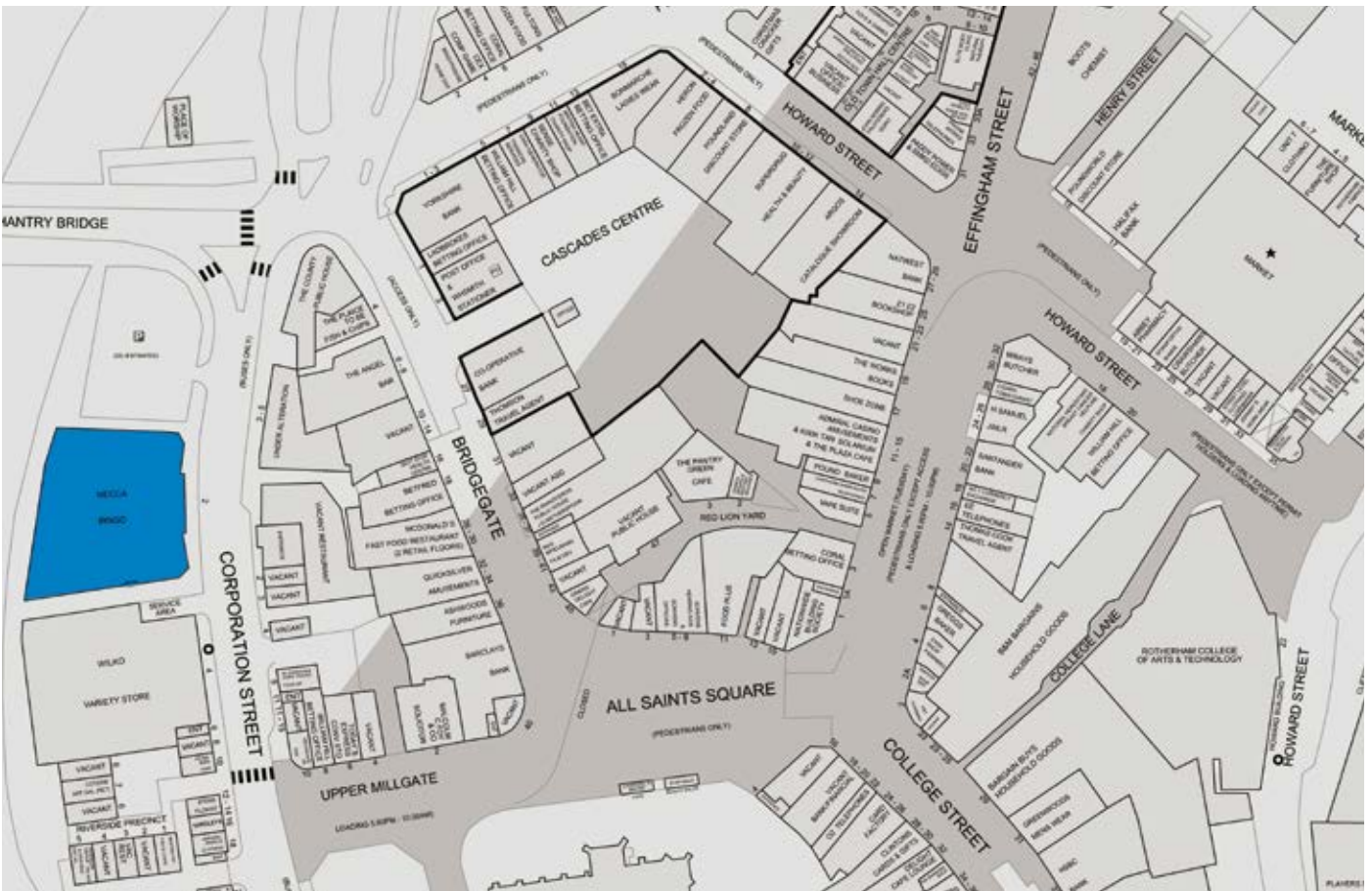
Email: varsha.sood@haroldbenjamin.com

£125,950 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

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
¹Refer to points 9 and 10 in the 'Notice to all Bidders' page



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